



*... because
your move
matters!*



Sheila Dowell

Broker-Associate

Distinctive Homes ~

Distinctive Lifestyles

Cell: 713-594-7391

Sheila@SheilaDowell.com

www.SheilaDowell.com

Sheila Dowell's “Home News”

*News To Help You Save
Time, Money and Have Some Fun!*

From the Desk of Sheila Dowell ...

I have always been a planner. I like to put as many events onto my calendar as I can- as early as I can, because I know that “Life gets in the Way”! Needs change, another “not-to-be-missed occasion” replaces an earlier scheduled one. Being a full time Real Estate Broker requires always having a Plan B!

There are SO many people involved: the seller, buyer, appraiser, loan officer, loan processor, inspectors, listing and selling agents and more, so allowing 45 days to close once a contract is executed is usually “minimum time”. Looking to move in 2020? Whether you are a seller OR a buyer, allow an additional 2-3 months...time to find the “right home” if you are buying; if selling, time to prepare the house for sale- including decluttering, repairs, staging, professional photos and simply getting the right buyer!

10 years of data shows me that the best months to sell are April and May, to buy April-June. That means starting the process no later than February and expecting to be moved by July.

Is it too early to plan for this move? No...enjoy the holidays and then, get busy. Call me and I will put it into my calendar. February will be here before you know it!

In addition to being a planner, I am a “hands-on” kind of agent. I believe in personal communication, personal meetings...I want to make sure ALL your questions are answered! I have a team of professionals who help me: Stager, Contractors, Pro Photographers, and more, but I will be the 1st line of communication from beginning to end. 28 years of fulltime real estate has given me experiences that many other agents haven't had yet. My husband, Michael, and I moved to Montgomery County and The Woodlands in 1982. I became a realtor in 1992. I've seen the changes. In 1992, the Villages of College Park, Sterling Ridge, and Creekside were not developed yet! Imperial Oaks had a few developed streets. Conroe was small. New construction was beginning again after a devastating late 80's tumble.

I have been elected to public office, served on Rotary, Humane Society, Town Center Boards. If I don't know an answer to a question, I know where to go to find it!

You have a lot of choices when you are selling or buying real estate. I realize that. But if you appreciate the planner, personal communicator, and seasoned agent like myself...call me! I would love to work with you.



“Master Chef-in-Training”

Michael is Sheila’s husband of 30+years. His hobbies include ballroom dancing (Still Dancing!), gourmet cooking - especially baking, and -just added- GOLF! We played golf 15 years ago (Michael, the natural athlete and Sheila... not so), so the return to this sport has been a bit slow. Fortunately, we aren’t thinking of competing with this sport!

I simply can’t resist sharing another one of Veronica May’s desserts with this audience! The name is a misnomer... it should read “Lemon Magic”, although I think the Oreo Crust provides the perfect baking foundation for this dessert! Drop me a line if you make it and feel as excited by it as Sheila is!

Lemon Lasagna

Prep Time 30 minutes
Refrigerate at 1 hour; overnight is better
Servings 16

Ingredients

- 1 package Lemon Oreos or Golden Oreos
- 6 tbsp unsalted butter melted
- 8 oz PHILADELPHIA Cream Cheese softened
- 1/2 cup butter
- 1 cup powdered sugar
- 16 oz cool whip or you can make your own cream
- 1 can lemon pie filling

Instructions

Begin by crushing your Oreos. For a very fine mixture,



place Oreos in a food processor. Place in a ziploc baggie and add melted butter. Mix until it is well combined.

Press into the bottom of a 9x13 pan, spreading out to cover the entire bottom of the pan.

In a medium bowl, blend cream cheese, butter, powdered sugar, and 1/2 of the cool whip. Blend well and pour over your Lemon Oreo Crust. Refrigerate for at least 1 hour.

Top with lemon pie filling. Refrigerate for at least 1 hour.

Top off with the rest of your Cool Whip.

Refrigerate at least 1 hour or overnight.

Garnish with almond slivers & lemon zest. ❖

Thanks to All my Clients for their Referrals!

There are SO many people to say “Thank You” to this time!

One more BIG Thank You to Jef and Anne Frick. Finding a smaller home to live in is always difficult after selling “The Family Home”...big, 3 car garage, pool, a home the children grew up in! We looked at a lot of alternatives, but finally settled on a patio home lease in The Woodlands. Easy, no stress, closer to Anne’s Workplace and time to look at all the possible, future options!

Thanks to Rud Merriam and Shari Woods for listing their Single Story Lifeforms Home with me. Nestled into an oversized, treed lot in Cochran’s Crossing, this home’s flexible floorplan invites a family with children, a downsizing couple who like to entertain, or a multi-generational family. Oversized rooms include 3 bedrooms+a separate study, 2 living areas, 2 dining areas. The 2.5 baths in this home are difficult to find in a single story home! Visit https://www.har.com/sale_82669390 for photos and more information.

Thanks to Jonathan and Sarah Woods for listing their Panther Creek home @ 34 Leeward Cove with me. 4 bedrooms, 3.5 baths, HUGE 3+ oversized garage and porte cochere AND a 1 minute walk across the street to the Leeward Cove Park and Lake Woodlands Canoe/Kayak Launch! It’s FUN for the whole family!

After 25 years of being in Full Time Real Estate Sales, I still get excited when I am asked to help someone with the biggest investment they will probably ever make!

For the Home

Away With Gray: Color palettes change, but what may appeal often depends on how trend-focused the locale is, along with the age and style of the home. According to Sue Wadden, director of color marketing at Sherwin-Williams, “Greys are now in the midst of a warming trend.” In Chicago, real estate pro Jennifer Ames, with Coldwell Banker Residential Brokerage, says, “It’s back to more white and off-whites.” Her clients are seeking a more neutral, calm background. Here, in our Houston-area neighborhoods, I find that more of my clients are tending toward taupe, adding an element of brown to their greys. Agreeable Gray from Sherwin Williams and Smokey Taupe from Benjamin Moore are popular. Trying to decide on a new color? Visit www.shop.samplize.com for 12”x12” Peel-and-Stick Paint Samples from Benjamin Moore, Sherwin Williams, Farrow and Ball. NO more buying paint samples that you do not want!

Light, Views, and Fresh Air :Research shows that natural light can boost healthfulness, both physical and emotional, so architects and window manufacturers are responding. Some designers’ top suggestions to clients are to repair or reglaze windows, or add more windows; build a deck, or add on a screened porch. They say it gives the viewer and homeowner an important connection with the outdoors. Manufacturers like Marvin Windows and Doors are debuting new product lines, such as windows mulled together for a wall of light, and the company’s new Marvin Modern collection which minimizes framing for maximum sightlines. A quality single window or door with glazing might cost \$1,000. An entire wall of glass may run \$5,000 to \$10,000, but the return on investment can be huge if it captures a view or lightens a dark space. I just closed on a home in Panther Creek where the sellers- in lieu of tackling a major floor remodel- decided instead to have their contractor install at \$15,000 the largest, clear single window they could find to showcase their Lake view. That unobstructed view sold the house

Luxury Vinyl Plank (LVP) Flooring: An Alternative to Hardwood? Luxury vinyl flooring has gone from viable to desirable. It’s no longer a floor that is purchased solely because of affordability. Created to mimic actual wood, stone, or tile, LVP’s design process has become advanced to the point in which the material looks practically identical to the material it is meant to represent. You’ll find LVP to cost between \$2 – \$7 per square foot, similar to the cost of engineered hardwood. The primary difference between luxury vinyl and engineered hardwood is luxury vinyl’s scratch resistance. Because engineered hardwood is topped with actual hardwood, the surface will still scratch, not so, LVP. Luxury vinyl plank flooring is composed of multiple layers, including a relatively thick urethane layer. This layer gives the floor type many benefits. Specifically, scratch resistance, stain resistance and water resistance. A common issue with hardwood flooring is its vulnerability to moisture-hence, not commonly used in kitchens or bathrooms. LVP’s water resistance makes it perfect for kitchens, bathrooms, basements and laundry rooms. The thickness of vinyl plank also makes it more comfortable to the touch. Plus, its scratch resistance allows for pets to run freely. The resistant qualities of luxury vinyl flooring should result in a lifetime of at least 15-20 years. One caution, however: luxury vinyl will fade if consistently exposed to sunlight. For this reason, it is best to avoid this floor type for outdoor purposes. As for indoor use, you should be fine as long as you close your blinds throughout the day or have your vinyl flooring in a shaded area of your home. ❖



Distinctive Homes ~ Distinctive Lifestyles

Sheila Dowell

Cell: 713-594-7391

Sheila@SheilaDowell.com * www.SheilaDowell.com

- | | | | |
|---|--|--|--|
| <input type="checkbox"/> A free market evaluation of my property. | <input type="checkbox"/> Now | <input type="checkbox"/> In three months | <input type="checkbox"/> In six months |
| <input type="checkbox"/> I'm interested in buying a home. | <input type="checkbox"/> I have a question for you. | | |
| <input type="checkbox"/> Purchasing investment property. | <input type="checkbox"/> Enter me in this month's drawing for: | | |
| <input type="checkbox"/> Giving you a referral. | \$100 House of Pies' Gift Card (11/22/19) | | |

Name _____ Address _____

City _____ State _____ Zip _____ Telephone _____ / _____

E-mail _____



This newsletter is for information purposes only and nothing herein is intended as advice. Information in this newsletter may be obtained, in part or whole, from N.A.R., C.A.R., or other related sources. It is not intended as a solicitation if your home is currently listed with a broker. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully. All information deemed accurate but not guaranteed. An Equal Opportunity Company. Equal Housing Opportunity. Each Keller Williams office is independently owned and operated. Neither Keller Williams Realty nor its affiliated companies warrant any product or service delivered under this program. All products and services are provided by The Marketing Advantage Farm Net Printed in the U.S.A., Copyright 2019 The Marketing Advantage Farm Net, 1-800-655-6611.

'GET READY FOR THE HOLIDAYS' LIST

I am a BIG planner AND an advocate of the smaller, independent Mom and Pop Businesses! They care, they are local, and most important to me...they are personally available to answer your questions! So, I am sharing with you today some of the ones you might need over the next few months...while you are getting ready for the Holidays or "sprucing up during Spring, 2020."

Handy Man & Home Maintenance

Charlie Fitzgerald, Contractor Extraordinaire! Need sheetrock, soffit or roof repair, 2 rooms repainted, front door refinishing, small-large jobs done well. Cell: 936-520-8455. Local. 20+ years experience.

Pool/Spa Remodelling/Service

General Contractor for BIG or Small Remodeling/Resurfacing services AND a weekly maintenance co. Clear Water Pool Service Ed Mack, cell: (281)330-4876; Tommy Mack, 832-651-6738 or tkemack@gmail.com

Flooring: Carpet, Wood, Tile, LVP. Jeff-Realty Carpet & Floors, 281-364-0000

Electrical: Bale's Electric, office: 281-367-4193; Larry, Loren, Michael

Roofing (Replacement)

Woodlands Roofing- Christian or Carlos Elizando; 9595 Six Pines, Suite 8210; The Woodlands, TX 77380; www.WoodlandsRoofingCo.com; 832-246-7884; Email: sales@WoodlandsRoofingCo.com

Elkins Roofing Solutions, ERS Roofing, Britton Elkins, owner.281-841-6631; britton@ersroofing.net. 2203 Timberloch Pl, #100, The Woodlands TX 77380.

Landscape Design

Organic Fertilization; Irrigation & Drainage Solutions; Landscape Lighting - Doug Corrigan 6700 Woodlands Pkwy., Ste. 230 The Woodlands, TX. 77382; thewoodlandsnightscaping.com
Phone: 936-271-7652; Email: info@TheWoodlandsNightscaping.com

kw THE WOODLANDS
& MAGNOLIA
KELLERWILLIAMS. REALTY

PLEASE
PLACE
STAMP
HERE

Sheila Dowell
Keller Williams Realty
2201 Lake Woodlands Drive
The Woodlands TX 77380

kw THE WOODLANDS
& MAGNOLIA
KELLERWILLIAMS. REALTY

PRE-SORTED
STANDARD
U.S. POSTAGE
PAID
FULLERTON, CA
PERMIT NO. 400



Sheila Dowell
Keller Williams Realty
2201 Lake Woodlands Drive
The Woodlands TX 77380

OR CURRENT RESIDENT

*Enter to win \$100
Gift Certificate to ...*



**House
of Pies**

bakery & restaurant



Neither Keller Williams Realty, Inc. nor its affiliated companies warrant any product or service delivered under this program. All products and services are provided by TMA Farm Net, Inc. A Keller Williams Approved Vendor Program member is a business entity independent from Keller Williams Realty, Inc. and has no agency, partnership, or joint-venture with Keller Williams Realty, Inc.