



# HOMECOURT

A QUARTERLY PUBLICATION FROM  
THE OWENS TEAM

## “Lets Play Ball”

As we kick off the first newsletter for the “Owens Team” ending this summer we want to thank everyone for your help and participation. I want to start off by telling you a little about myself and why I choose real estate! Well, home is where the heart is. After playing over twelve years of professional basketball in Europe and South America, I appreciate being comfortable at “home”. I always moved every year from country to country playing, in 2007, I bought a home in Kessler Park area built in the 50’s. I spent the next several summers when I was off from basketball renovating it. During the process I loved and hated real estate at the same time, thus developed my passion for real estate. From that point on I went of to do all kinds of renovations and remodels. On behalf of the Owens Team, I again thank you for your time as we embark on the adventures of real estate. In the newsletters we will discuss a variety of topics from DIY to cutting edge home trends and to keep you interested, there will be opportunities to win prizes, which as a former athlete I always love to win!

## Home Prices! Good or Bad

This market has swung towards it a sellers market. But, are homes pricing a good thing or bad thing? Well, according to “The Dallas Morning News” A new report by one of the country’s largest Wall Street analysts is warning about the current spike in Texas home prices. “D-FW housing market rated hottest in the nation by Realtor.com Housing analysts worry oil sector decline will soften Texas housing market Dallas leads the country in home price gains in March Home prices in Texas are 11 percent overvalued according to the new study by Fitch Ratings. Fitch says that home prices are overheated by almost 20 percent in both Houston and Austin. In the Dallas-area residential prices are 11 percent overvalued and values are 9 percent too high in Fort Worth, according to the just released report. Fitch looked at home prices in markets across the country. Texas was one of nine U.S. states where the ratings agency says home prices are overheating. Back in December Fitch Ratings warned that Texas had the most overvalued home prices in the country and that a correction could be coming because of falling oil prices. There will always be a cause and effect that impacts home owners. Right now interest rates are lower than a few years ago. Rates have impacted buyers willingness to buy. With Dallas being one of the fastest growing cities in the country. However, change is inevitable with interest rates sure to rise.

## Home value in DIY

Don’t fall for the “I can do it myself trap”. We all do it. Yes, we look at HGTV or some DIY television show and think I can go do these things. “Piece of cake” and many times we are stressed and more confused than when we started. There is a process to the madness. I feel down this pit a few times and found a few easy solutions that helped me steer clear of disaster. The first thing is to always consult a specialist when dealing with things that involve a trade, like electrical, plumbing, or HVAC. I tend not to do to many things involving these especially starting out with home improvement.



eased into doing small things (painting, fixing or changing fixtures, etc...). A key to how I was able to really bypass a lot of stress and learn firsthand was to attend some “free classes” at your local hardware store, such as a Lowe’s or Home Depot. They usually have a free class on the weekends where they actually show you how to put wood flooring in or lay slate flooring and so on. The advantage of this, is they allow you be hands on there and can answer your direct questions, which can make things a heck of a lot easier. Sure you can get motivated while watching a T.V show, but what are you going to do when half the house sheet rock is out and you don’t have the next episode coming on to tell you what to do, exactly, you see my point. Going to your local hardware stores they will be happy to show you the process. Laying a hardwood floor can be tough, but if your able to do it yourself, you can save a lot of money. There are a few different ways to lay a floor from nailing it to a tongue and groove. I went with a tongue and groove, because I found it to give more. There are three easy steps in laying a tongue and groove floor: 1st - gather your saw for cutting, underlay mat cushions for a buffer between the flooring, and hammer and stopper for help snapping in the flooring. 2nd - start in a corner and work your way out after first laying the mat and placing the wood planks in a row and mix-match lengths. 3rd - Snap and lock wood planks together, periodically checking for lengths not matching etc. Here is a video link to laying a floor...<https://www.youtube.com/watch?v=qtPJtrW1loE>

## World real estate and technology

There has been an increasing amount of attention to “Global Warming”. From earthquakes, tsunami, landslides, etc there is the ever changing climate of our planet and consequently is affecting the way homes are being built. In Asia, homes have become very compact due to the alarming rates of people and space. You can see with the pics of how homes can be very compact. Even technology, alongside the internet, has affected the life-style in how people live in their homes. In this section we will discuss how technology and “Global Warming” are affecting the function of real estate.

While spending time in South America, a tropical continent I quickly realized that the weather was always affecting the homes. Sure, while vacationing to an exotic place like Brazil you rather enjoy the indoor/outdoor type of breeze and the openness with the warm tropical weather, but that is only for a few days at best. While, actually living in a tropical place the style can at times be very challenging. Not having proper sealing for door, windows, and walls allows entry for insects like ants and the ever annoying mosquito!

I remember being a small kid and hearing dinner is ready while playing outside. My mom would call out and my family would come into the kitchen to eat a meal that my mom had spent preparing. We would all sit around the dinner table and talk while we ate. There were no cell phones, iPads, or other gadgets that could zap all your attention. The dinning room table became more than just a table and chairs, it came to be a place for family discussions, debates, laughter, and sometimes a detention hall for when you were slipping in the classroom. With the evolution of technology the design and function of the home has changed dramatically. Nowadays, children spend more time on computers, phones, and iPads, than they do talking with the family. Even social media is turning making us socially inadequate. It’s funny, because while playing in a small city in Italy I went to a restaurant with some friends and the restaurant had a sign that read “no wifi, no televisions, do something different and talk to one another”. This is how our homes are becoming more technologies (facts about how many homes have t.vs).



## Best home defense/offense

They say the best offense is a great defense in sports. The same is true when it comes to your home, both physically and financially. First, let start with what types of things you can do physically to help protect the age of your home. Let's start with the foundation, many homes, especially in Texas have concrete slab foundations. These types of foundations need maintenance. Foundation drainage is allowing soil to act a sponge to soak up water. Texas can be extremely hot at times, heat can cause concrete to crack. Just regularly water your yard and try not to allow water to puddle up in areas. If your house is built on pier beam, make sure there is proper ventilation, thus allowing the foundation to breath.

Playing good defense with your home, also means to look for preventative measures by keeping an account of when things need to be changed and replace, such as filter and things of this nature. With a home, it can seem like everything is hitting your wallet at one time, when you don't keep accounts of updates in an organized place being able to know when things need to be changed or updated is stressful at times. I use a home maintenance system where I store information with dates and and data for when things need to be changed or require maintenance. Just as in life with our bodies the more you maintain things with regular exercise, eating right and getting checkups allows you to be a lot healthier and the same goes for your home.

## What your favorite room?

Our pic this quarter for favorite room is the kitchen. It is somewhat natural for the kitchen to get the favorite "room" first because it is one of the most desired rooms when purchasing a home. Many consider the kitchen to be the backbone of the home. It is usually the congregation area, where people come together to talk, laugh and come together. Ironically, the idea of the "open concept" has exploded in this room partly because of the social interaction or lack there of due to the iPhones, iPads, and laptops. It is common for most homes to have a kitchen that blends into a living or family room. Years ago the kitchen like the dinning room were completely walled off rooms. With the emergence of the "open concept" kitchens have emerged as the landscape of the homes interior.



## The Travel Lifestyle

I believe through travel we can all learn and grow in ways beyond measure. We enrich ourselves in understanding other cultures. "I mean let's face it, if every house was one color, one style, one size things would be pretty boring". Let's escape away from the monotamey of the same thing and go somewhere different. With this newsletter, we will challenge you to explore the world with real estate.

## Prize #1

Send your pic of your favorite kitchen to haywoodrealestate@gmail.com for a chance to win a prize. Rooms will be selected on creativity, design, and overall style. Winners will be have their home in the next newsletter!

## Prize #2

For this prize you will have to guess what and where a particular structure is in the picture taken. Good Luck to everyone!



A handwritten signature in black ink, appearing to be 'CHAP' or similar, written in a cursive style.

For more information call (214) 623-7621  
or email haywoodrealestate@gmail.com