



Tony Baroni Team

Proudly Serving All Of Tampa Bay and Orlando



KELLERWILLIAMS.



Issue #12 Quarter 3, 2021

866-749-8577

Over 2,000+ 5 Star Reviews

TonyBaroni.com



CALL TO WIN



Win 2 Tickets to the Tampa Bay Buccaneers

When you live in CHAMPA BAY, going to cheer on the Tampa Bay Bucs is a MUST. The Tony Baroni Team is thrilled to have our next Call In To Win contest on **Friday, August the 6th from 9:00am-5:00pm** and our prize is **TWO BUCS TICKETS** (Game is September 19th, 4:05pm, Bucs vs the Atlanta Falcons, (located around the 50 yard line, lower bowl))!!!!!!!

How does it work? It is easy.....just give us a call anytime during those hours to be entered. Multiple adults in the same household can call in you just have to be 18 to enter. It takes 2 minutes to enter. Once entered, your name goes into a drawing and we will announce the winner that weekend.

Tell your friends and family! All are welcome.

Call 866-749-8577 on Friday, August 6th

Between 9:00 AM and 5:00 PM

Back to School August 10th

"Everything good and everything magical happens between the months of June and August," Jenny Han. Luckily in Florida we get to soak in some of that goodness a little longer. But as the lazy summer days slowly melt away we start to crave the routine and structure of being Back to School. As children return to school August 10th now is the perfect time to spend some time organizing and prepping.



One week before school starts start getting back on a sleep schedule with a set bedtime and wake time.

School supplies are on sale everywhere these days. It is a great time to stock up on items that students will need for the start of school but also throughout the year such as extra paper, pencils, pens, and folders. We always grab extra crayons and colored pencils too and some tissues and sanitizer for the classroom. Don't forget to stock up on Ziplock baggies and healthy snacks too.

Have a dedicated area for homework in your house that is quiet, well lit and well stock. Keep some dollar store bins with extra paper, pens, erasers, a ruler, and pencils nearby. An electric pencil sharpener is a must. This way you can start a routine that kids come home from school head to the Homework Zone and get it done before fun time begins.



If you don't have one, a DIY Mudroom is a must. All you need is hooks and a shoe rack. Having everything by the front door ready to go makes those early morning bell times so much easier. Hang book bags and keep an area for lunch boxes and water containers handy. Have an area for umbrellas, hoodies and sunscreen by the door, too. A small tote with clean socks is a great way to get out the door fast with small children. If you have some wall space a dry erasable calendar is great for getting organized and saving special dates and a wall mounted basket to stash all those school papers. A cork board can be added to keep important numbers, bell times, important letters and reminders posted.

Night Before the First Day Of School:

- ✓ Layout your clothes
- ✓ Pack backpacks
- ✓ Pack lunches
- ✓ Go to bed 20 minutes earlier than normal
- ✓ Set an alarm
- ✓ Be early. First few weeks of school car lines are long and students may not know where to go, extra ten minutes changes everything.
- ✓ To the Parents- sign all the school forms and be ready for first day of school pics. Include an encouraging note in their lunch box. And buy the yearbook.....you will want it later.

Want to Know the Top Trick for Getting an A in Class?

Sit in the front row!

We are partnering with
Seedsof Hope to fill 400 stuffed
BookBags through our
Call In To Win Contest

Sit. Stay. Bone-Appetite

Wet kisses and endless love. Tampa Bay might be one of the best places to live if you are a dog. Not only do we have mild year round weather with no snow but you can take your furry friend with you to most places. Boat rides to beaches, parks to fine dining. Here is our Top Ten Most Dog Friendly Restaurants in the Tampa Bay area. Have you been? We would love to see a picture of you and your best dog pal hanging around the bay. **Share with us on Social Media!!**



Mad Dog
Englishmen
- Tampa -



Parkshore Grill
- St. Pete -



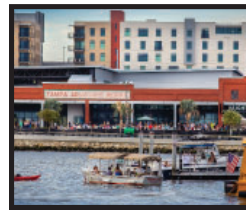
3Red Mesa
Mercado
- St. Pete -



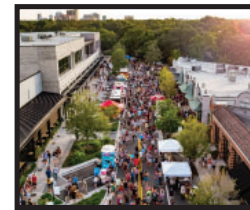
Tampa Bay
Brewing Company
- Ybor -



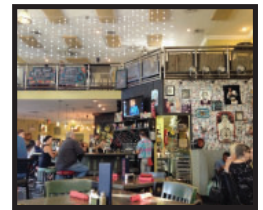
Bullfrog Creek
Brewery
- Valrico -



Armature Works,
Ulele, and Riverwalk
- Tampa -



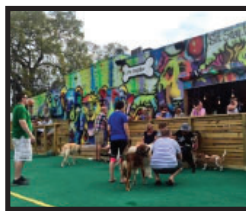
Hyde Park Village
- Tampa -



Ella's Folk Art Café
- Tampa -



Drink



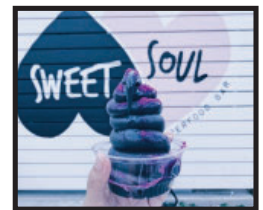
The Dog Bar
- St. Pete -
off leash dog park and full
service bar



Hair of the Dog
Park and Bar
- Tampa -
Seminole Heights, outside
park and bar



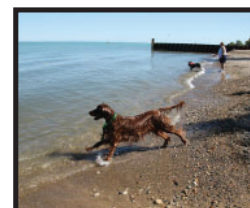
Living Room on
Main
- Dunedin -



Sweet Soul
- Tampa -



GO



Davis Island Dog
Beach
- Tampa -
let them run and play in the
waves

Happy Closing Photos and Reviews Collage



"With this crazy rollercoaster of a market, you need someone who can guide you, be patient, be responsive, and fight fiercely for the right house for you, and Kate did all of those things and more with the most positive energy! Heidi and Laurie also helped us every step of the way during our purchase process. I will surely recommend them to anyone needing a realtor! Thanks again !! - Mariana



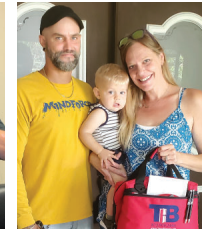
Superior customer service, immediate responses to questions, constant open communication. I could continue, but will simply say in my opinion, this team is the BEST team in real estate.
- P Lerch



"Congratulations in advance to everyone who gets the honor to work with Tampa's Jedi of Realtors."
- Martin Plush



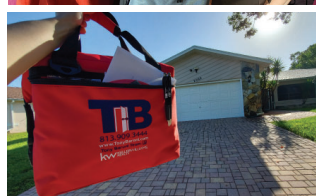
"Thank you Craig Kellner and the Tony Baroni team for everything you did. Had an offer within 5 days off listing or house. Closed on house today. You guys are awesome! Highly recommend Craig if you need a realtor. Thanks again.
- Bryan and Tonya



"Kate, Amy and Laurie are amazing !!! Perfect property! Grace and patience with all our questions! Transparency! Total team effort! Relocation experts! Thank you !!!" - Lynnette



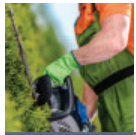
Kate, Amy and the entire team were amazing! They helped me find the perfect property, even in this crazy fast-paced market! All my questions were quickly answered, and every detail was covered. From beginning to end, they were an absolute pleasure to work with! I highly recommend this incredible team!
- Kimberly



"We have been working with Kate, Heidi, and Laurie and have had a wonderful experience. They have truly made this process easy. They are prompt and actually care about their clients wants / needs. I will definitely be recommending them in the future."
- Lauren

10 Tips to get an A in Home Ownership this Fall

Houses need a lot of up keep and constant maintenance. We could write a book on all the “must dos” that a home needs throughout the year. So let’s focus on the Florida “Fall Season” Upkeep List. Putting in the time now can save hundreds later.



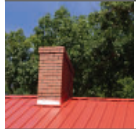
Trim shrubs around the AC unit



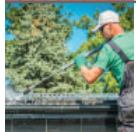
Inspect the roof for loose shingles or cracking from wind damage



Trim plants around your home and windows



Make sure no limbs touch your roof line



Clean gutters and free debris



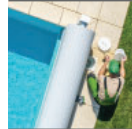
Check that smoke detectors are all in working order (locate your Fire Extinguisher while you are at it)



Replace air filters throughout the home



Get your driveway, sidewalk and patio pressure washed every six months



Keep up with pool maintenance. This saves a lot of money in the long run



Clean your garbage disposal (add ice, turn it on, dump in hot water)

What are the most important factors to consider when choosing a lender?

Communication – This is the most vital but often the biggest missing piece in the mortgage industry. For many clients this is their first home purchase and there will be many questions throughout the process! We are available by phone, email or text and pride ourselves in personal and constant communication. Our “Tuesday updates” are a big hit with all parties in the transaction.

Accessibility – Not all questions and obstacles present themselves during the week between 9-5 Mon – Fri which is the hours of most banks. You need a lender that can work around your schedule and is there for you when you need them most.

Reliability - Lenders and loan officers simply need to do what they say they are going to do. At CrossCountry mortgage we not only take an application, but we also request and validate documents such as w2s, paystubs, and bank statements. This gives the buyer not only the peace of mind to know they are going to close on their new home but prevents any last-minute issues and fire drills that could jeopardize their new home purchase.

Efficiency – The real estate transaction is a very time sensitive process. There are deadlines on the sales contracts that must be met, or not only will the buyer’s deposit be in jeopardy, but the new home purchase could fall through entirely. With the elevated volume of real estate transactions, many lenders take 45-60 days to close. Here at CrossCountry mortgage we are still closing in 30 days or less.

Want to see if Ryan Boyd’s team at CrossCountry Mortgage has these qualities?
Check out the reviews for yourself at: <https://www.zillow.com/lender-profile/RyanTBoyd/>



Ryan Boyd
Loan Originator

Charcuterie Board

Guide and Ideas

Are you doing some entertaining soon and looking for something new? Charcuterie Boards are all the rage and can be a simple way to change the mood and ambiance of your next get together or family celebration. We have listed below some of the more traditional adult items and some fun kid themed ideas below.

Adult Board



Cheese: Brie, Cheddar, Havarti, Goat, Gouda, and Cream Cheese

Fruit: Purple Grapes, Strawberries, Raspberries, and Sliced Apples



Sweet Treats: Shortbread Cookies, Chocolate Dipped Pretzels, Macaroons

Meats: Prosciutto, Salami, Pepperoni, Chorizo, Summer Sausage



Veggies: Cherry Tomatoes, Cucumbers, Small Pickles

Crackers: Pretzel Crisps, Crostini, Sea Salt and Rosemary Cracker



*Wine Pairings

Gouda Cheese goes great with a Merlot or Pinot Noir. Brie with Chardonnay and Cheddar with a Cabernet!



Kids Board

Don't feel like you have to just stick with meat and cheese, fruits and veggie items for the kids. You can create a Breakfast/Brunch theme with waffles, bacon, cut up oranges and bananas, whip cream, yogurt, nutella, mini bagels and cream cheese. As the nights get cooler and you might get those fire pits going, bring out the board filled with graham crackers, chocolate, marshmallows, rice crispies, candies, and dipped pretzels. You will score major cool parent points!



Then add a finishing touch to your board or something unexpected based on the event or holiday. You can add some rose buds or heart cookies around the edges for something romantic or pretty red, white, blue

bowls to hold small items, or little pumpkins or candies for Fall. Greenery such as lettuce leafs can be added to fill in the space. This is also a great way to feed multiple children for a quick lunch when they have been swimming or a day at the beach. Crackers, goldfish, cheese slices, lunch meat rolled up, watermelon, grapes, carrots and cucumbers and lunch is—done!!

When you are ready to take your board making to the next level take a look at our friend Stephanie Cardwell and her amazing next level boards!

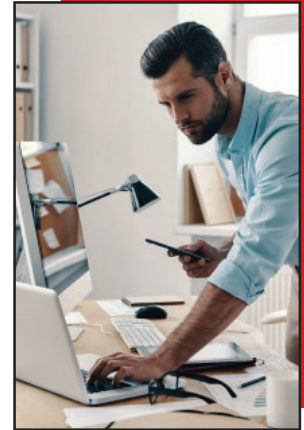




The next decade

By Tony Baroni

Ten years seems like a long way away..... until you actually sit down and think about it. My daughter will be 22 and my son will be 19 at the ten year mark. My dog Ryder may or may not be with us. Our household may look very different by then. So I challenge you to get out a piece of paper and answer these questions and put together a plan for yourself like I did last week. KW Coach, Craig Zuber says: **"Working hard on difficult things that you are passionate about is one of the secrets to happiness. The life of a lottery winner, sitting on the beach and doing nothing all day, sounds like a dream to most people. However, studies prove that it's the fastest way to boredom and depression. Close, long-term relationships are the second secret to a happy life. The TV commercials we watch lie to us. It's not things. It's people."**



Prepare to write the next decade now.

Where will you be in 10 years?

Who is with you? How old are you? How old is your spouse/significant other? (kids, parents, siblings, partners, team members, pets?) What season of life are you and your people in? Who have you attracted into your life? Who has left? Who's no longer on earth?

What are you giving? What is your gift? What impact are you having? What do you value? What matters? What no longer matters? What big moves have you made?



What have you learned? How have you grown? What perspective do you have on your life? What changes have you made? What has stayed the same? What have you mastered? What are you studying? What are you teaching? Who are you helping? Who's life has been changed by your work? What challenges have you outgrown? What problems have you solved? What insecurities are gone? What worries are healed and resolved? Who have you forgiven? What kind of leader are you?



Where do you live physically? Where do you live emotionally? Spiritually? Where have you traveled? Who have you traveled with? What experiences have you created for yourself and others? What is the state of your health? What is the state of your wealth? What is your career like? How has your work changed or evolved?



The TB Buzz by the
Tony Baroni Team



2350 E. FL-60 Suite 100 Valrico, FL 33594
PHONE: 866-749-8577
www.TonyBaroni.com



Proudly Serving Coast to Coast of Central Florida
Top 5 Medium Sized Teams In FL

COAST TO COAST

OVER 2,000 HOMES SOLD & OVER 2,000 ★★★★★ REVIEWS
CALL (866) 695-9747
www.TonyBaroni.com

It will be Pumpkin time soon

SAVE THE DATE

Please join us for our annual Keller
Williams Parking Lot
TRUNK or TREAT

October 28th
Thursday 5:00-8:00

Lots of goodies, food,
music, and scares!

Please Follow Us on Facebook and
Instagram for contest, design ideas, prizes,
new homes for sale, and open houses to
tour!!

FOLLOW US:



TonyBaroniTeam



TonyBaroniTeam

If you are a local business and want to be
featured in the next edition please contact
our Editor, Kellie@tonybaroni.com