

MAGNOLIA MONTHLY

REAL LIFE. REAL ESTATE. ALL THINGS LOVELY.



WELCOME!

*I am so glad you are here! Pull up a chair,
grab some coffee, and stay a while.
Whether it's 3 minutes or 30, my hope is that
Magnolia Monthly and its contents bring you
inspiration and joy!*

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SOUL-FULL

BEGIN AS YOU INTEND TO CONTINUE.

THIS IS SOME GREAT ADVICE WHEN IT COMES TO DISCIPLINE. NOT THAT PIVOTS AND ADAPTATIONS AREN'T NECESSARY... BECAUSE THEY CERTAINLY CAN BE. AND SOMETIMES, SHOULD BE.

BUT AN "I'LL DO IT NEXT TIME" MENTALITY CAN CAUSE US TO MISS OUT ON SOME OF THE GREATEST GIFTS.... AND THE GREATEST OPPORTUNITIES TO BE A BLESSING TO OTHERS.

THESE GIRLS...

IF YOU FOLLOW ME ON SOCIAL MEDIA OR HAVE READ PREVIOUS ISSUES, YOU KNOW HOW SPECIAL THESE FRIDAY MORNINGS ARE... AND HOW THEY HAVE EVOLVED HAS BEEN BEAUTIFUL.

I chatted with Ellie a few weeks before 6th grade started and asked her if she thought her friends would want to come to breakfast on Friday mornings before school.

Her eyes lit up.

And a chapter that opened as middle school did, could have closed when it ended. But here we are... 3 for 3 on our Friday morning breakfasts as they have started their freshman year of high school. 6am comes early for these girls, that's for sure. (And even earlier for this mama who cooks for them!)

And I still wouldn't trade it.

Because at the end of their week, this great group of girlies is exhausted. Starting high school is tough! And each Friday morning, I get to encourage them. Inspire. And fill their love tanks.

Serve them a yummy homecooked breakfast (which if you haven't figured out, is a "thing" in our house).

Give them the gift of a safe place to land.

Encourage them with words of affirmation.

Spend quality time investing in them and listening to them.

Give them hugs as they head out the door.

And a super cool adaptation since we started? Morgan McGrady, an amazing twenty-something who has a huge heart for teenage girls, comes each Friday morning, too.

She pours into these girls in a way that's different from their own moms. Encourages them with guidance and truth and loves on them in the most beautiful way. A mentorship by someone several steps ahead in life, but not as "old" as their parents. It's such a beautiful thing.

I wouldn't trade these mornings for anything...

Some spin-offs have started around here, too! Monday mornings, Spencer takes Jacob and his buddies Waffle House as they start the

week, and mid-way through the week, Waffle Wednesday is now on the books for Ryleigh and her friends. I love that they each have their "thing" every week.

Who knew that what started as a random idea in the summer of 2021 would have developed into the habits and rhythms of our weekday mornings that our kids look forward to SO much.

It's pretty amazing!

While this example, for me, is an exceptionally poignant one, there are countless others.

For you, it may be something entirely different. Perhaps the thing, or area of discipline has to do with getting up early todo *the* thing you seemingly never have time to accomplish.

Reading. Working out. Folding laundry.

Maybe it's series of many small steps to accomplish a larger goal.

Saving a particular amount from each paycheck.

Putting aside money each month to save for a down payment on a house.

Maybe it's a series of small challenging choices as part of a health journey.

No doubt transitioning into the start of the school year can be a challenge... but it is also a GREAT time so set new routines and rhythms.

What if today, you decided to make a commitment to that one thing?

The one that is important, but may often be set aside to deal with the urgent.

The one that is never far from your mind, but is just so hard to prioritize.

Intentionality. Commitment. Discipline. It makes your soul full.

Stacy

FALL CLOSET CLEANOUT

HEY URBANA!! CLEAN OUT YOUR CLOSETS AND
MAKE AN **IMPACT**!! HERE'S HOW!

Drop donations at the following locations between
September 16th and October 11th:



Harris Street Office



Carriage Hill & Stone Barn locations

*Please don't forget to register your donation on the box so
that you are entered to win a JBL Bluetooth speaker !*



MOST NEEDED ITEMS FOR LOCAL FREDERICK CHARITIES:

Men's, women's and
children's clothing

Gently used shoes

Diapers

Baby Wipes



Family Fun Zone!

Sudoku

September Trivia Question:

Q: What celestial event occurs around September 21-24 each year? ?

Everyone who texts or emails in the correct answer by the last day of this month will be entered into a drawing for a \$25 gift certificate to Amazon. Good luck!!

August Trivia Question:

Q: In what year were the first Olympic games held?
A: 1896

Congratulations, Mary Beth Thornton!

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HAPPY BIRTHDAY!!



Here are the September birthdays from our friends of Magnolia Monthly. If you have a birthday in September and don't see your name on this list, please email or call us so that we will include your birthday!

Tara Hardin	9/1	Ellie Corob	9/12	Austin Farley	9/21
Erika Sesay	9/2	Aisha Hartford	9/14	Emma Stefak	9/22
Grace Weaver	9/2	Dakota Dove	9/14	Tim Farley	9/22
A/ Santana	9/2	Mike Paul	9/14	Vivian Ganley	9/23
Rachel Franz	9/3	Josh Gutzman	9/14	Jaxon Marshall	9/23
Mike Messer	9/3	Cole Upchurch	9/17	Andy Hughes	9/24
Raymond Bullock	9/4	Ellie DeLisser	9/17	Liam Hoheusle	9/26
Katie Hoheusle	9/4	Brittany Walker	9/17	Ashleigh Stilwell	9/27
Cairo Samodien	9/7	Coltyon Cofone	9/19	Alex Stilwell	9/27
Brendon Matesa	9/8	Emily Winkler	9/20	Holly Chughtai	9/27
Hazel Ritgau	9/8	Robin Dove	9/20	Candace Welter	9/29
Quinton Shifaraw	9/10	Eli Stauffer	9/20	Amy Weaver	9/29

STORY FROM THE STREET...

“Making It Happen”

A Race of Hurdles and Crossing the Finish Line

“Some people want it to happen, some wish it would happen, others make it happen.”
(Michael Jordan)

At Impact Maryland Real Estate, we encounter challenges every day. In many ways, we consider the essence of our work as professional problem solvers. From developing listing strategies to meet a seller’s goals; to addressing low appraisals; to working through inspection issues or title issues... every day we strive to make it happen for our clients.

Enter, “Bob and Sarah Smith” (name changed to protect the innocent 😊)

Relocating from the beautiful state of Oregon to the historic and varied landscape of Maryland was more than just a change of scenery for the Smiths; it was a significant life transition due to a job relocation filled with hope and anticipation.

Bob and Sarah’s journey began with a flurry of excitement as they collaborated with us at Impact Maryland Real Estate, and we wasted no time diving into the search for the perfect property. The Maryland real estate market, with its blend of historic homes and modern properties, offered plenty of options, but finding the right one would prove to be a meticulous process. They wanted a home with great bones, in a good location, that provided opportunity for some sweat equity and their finishing touches.

After weeks of touring homes, the Smiths finally found a property that seemed to embody their vision. It was everything they had hoped for; but shortly after going under contract, the first of many hurdles emerged.

Hurdle 1: A busted boiler

It was inspection day. We anticipated and were prepared for a list of issues at the home. What we were NOT prepared for was the fact that the house’s boiler was malfunctioning.

Immediately, we coordinated with HVAC specialists to diagnose the issue and gather estimates. We facilitated discussions with the listing agent to resolve the problem with creativity and persistence, ensuring that Bob and Sarah were comfortable moving forward.

Hurdle 2: A failed septic

Just as it seemed we were making headway, the situation took another unexpected turn. During the septic inspection, a failed system was discovered. The report revealed that the system needed extensive repairs, a costly and time-consuming issue that could potentially derail their plans. The Smiths... while disheartened... weren’t easily dissuaded and were determined to make it work. We sprang into action, negotiated with the seller for an estimate of the repair costs, and were able to move forward.

As the closing date approached, the Smiths' anticipation mounted. They, along with their belongings, had made it to Maryland for good, and their time at an extended stay hotel was FINALLY nearing its end.

Hurdle 3: The final walkthrough.

It was settlement day, and we met at the property shortly before settlement to ensure that the property was as it should be. Bob and Sarah's optimism was quickly overshadowed by yet another setback: water pooling in the basement.

We again sprang into action to try to make it happen and find resolution... but despite our best efforts to negotiate a resolution and address the issue with the seller, the transaction fell apart. While discouraged, the Smiths handled it like a CHAMP, with sound resolve to continue to find a home that would ultimately prove to be a better fit!

On To The Next...

Determined not to let this setback define their relocation journey, we began the search anew and soon found another property—a beautiful brick home with a spacious backyard in a lovely neighborhood! It seemed like a perfect fit, and the excitement was palpable. We were able to get the Smiths under contract again, and this time, the inspections were considerably more favorable!

There was light at the end of the tunnel, and settlement was soon approaching. However, as the week of settlement, we encountered yet another obstacle: issues with the title work.

Hurdle 4: Title issues

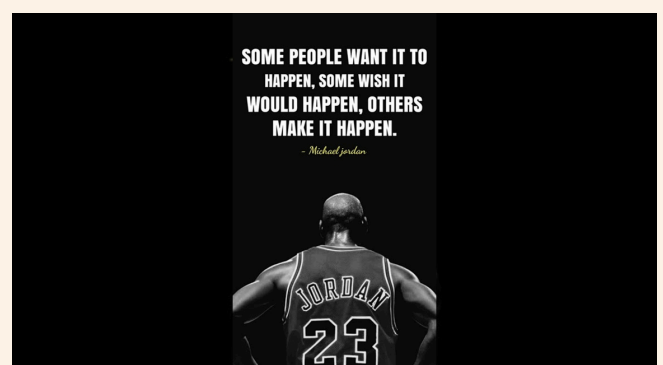
Navigating this particular issue wasn't for the faint of heart. Hours of phone calls, talking with numerous title companies and title attorneys... we honestly didn't know if we would get to settlement.

Finally (and thankfully!), after a prolonged and arduous process, the Smiths' home was ready for them. The title issues were resolved, and closing went smoothly... marking the culmination of a journey fraught with obstacles but ultimately marked by success.

Any one of these hurdles would be a lot to manage in a transaction, let alone ALL of them. Through every challenge, we worked hard to exercise our exceptional problem-solving skills, but MOST importantly, our commitment to Bob and Sarah.

The Smiths' story is a testament to the GET IT DONE attitude and approach we have at Impact Maryland Real Estate. Turning potential failures into success... and ensuring that our clients' dreams are realized. In the end, the Smiths found not just a house but a home that symbolized their new beginning in Maryland. The journey was challenging, but with the support of our dedicated and innovative real estate team, they were able to turn their vision into reality.

We didn't just want it or wish it to happen
We MADE it happen!



SOCIAL MEDIA STORIES

A round up of fan favorites!

Stacy Rochfort Delisle
1d · 🌐

Yesterday was a Monday. Like REALLY "a Monday."

It involved a literal flat tire to start the day. And it was a bit bumpy the rest of the day until we all sat down for dinner...pasta rosa at Ryleigh's request, and I got to take Ellie up to ice hockey while the others headed to film study.... See more

Stacy Rochfort Delisle
3d · 🌐

Saturdays are for **Poms** and **Football!** 🏈💙🦅





Stacy Rochfort Delisle
2d · 🌐

This kid...

I am just SO PROUD of him.

He's every bit of 7th grade boy... and all that comes with it. 🤔🤔🤔... See more



Stacy Rochfort Delisle
Sep 8 · 🌐

TJ's for the win!!! 🍁🍁🍁

Cashier: "It looks like you really like pumpkin." 🍂

(Pumpkin ravioli, pumpkin gnocchi, and pumpkin cheesecake already in the freezer) 🍂🍂🍂



👍👍👍 34 12 comments

Stacy Rochfort Delisle
Sep 3 · 🌐

Barely snuck it in.... But family fun day at Hershey Park for the win!!

Note: riding roller coasters at 45 is really different than riding them when you're younger 🤔🤔 But Ellie wanted to give them a try, and I love my girl.... So off we went! And she humored me with the log ride 🤔... See more






Stacy Rochfort Delisle
Sep 5 · 🌐

What opening day dinners are made of!!!! 🍷💖🍷

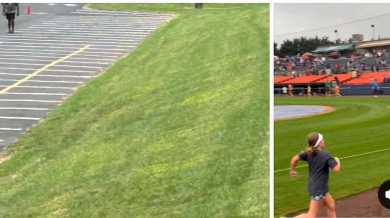
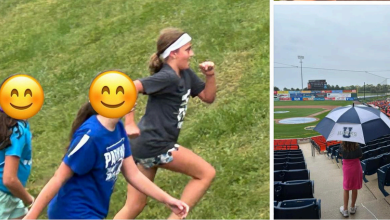


Stacy Rochfort Delisle
10h · 🌐

Ry Ry had a 1 mile cross country race today! A little shocked that she wanted to do it... but SO super proud that she did!

What I'm MORE proud of her for?

She wanted to wait in the rain to see her friend... See more

👍👍👍 Jody Smith Wisor and 38 others 6 comments

Stacy Rochfort Delisle
5d · 🌐

I love that they keep coming 🍷

Friday morning breakfasts still going strong 🍷💖



Stacy Rochfort Delisle
1d · 🌐

This one... she started high school this year, and also decided to try something new: ice hockey!

This momma doesn't really know much about it, other than when I ice skate, I feel it for days 🤔

But Ellie?... See more



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Or Call/Text to 301-646-9625

Testimonials from *Magnolia Monthly* Members...

Moving is hard. Selling houses is hard. It's a major life stressor. Enter Stacy. Stacy as a realtor brings with her EVERYTHING that is needed to make the experience as easy as possible for the client physically, financially and emotionally. She is trustworthy, honest, reliable, authentic empathetic, professional and hardworking. Having Stacy as our realtor made an emotionally charged experience as simple and painless as possible. I'll never forget the gentle way in which she helped my dad sell my child home after the loss of the love of his life. And when we lost him soon after, Stacy stepped in again (with care) to help us move forward with selling his property. That's who Stacy is. She runs an AMAZING business, and she does it with so much heart. Thank you so much to Stacy Delisle for being someone we can trust with our hearts and our homes.

★★★★★Juli Katon

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