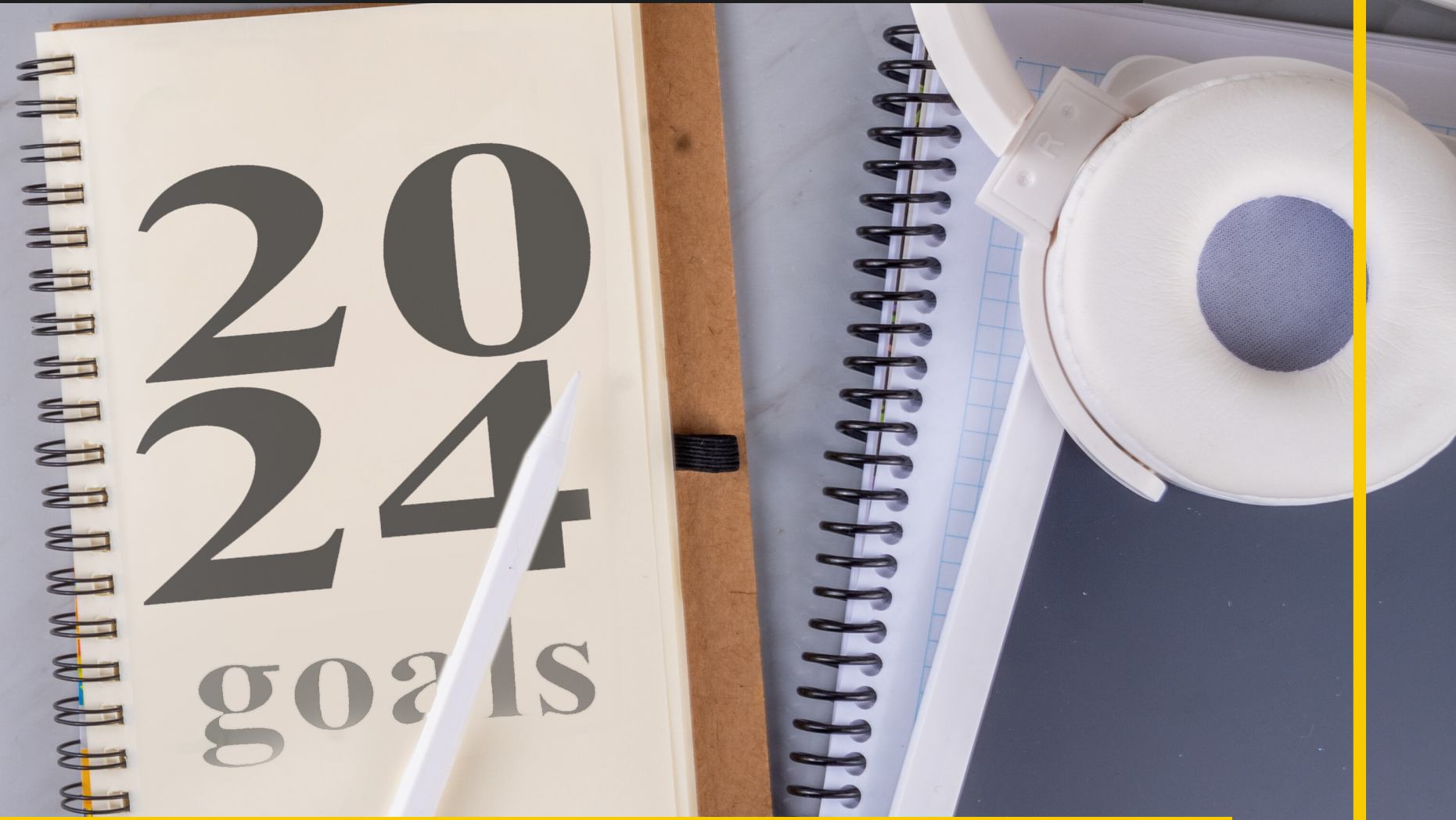


TEAM WEIR NEWSLETTER



DAVID'S UPDATE

Your #1 Choice For Real Estate Services in Quinte
Serving Trenton, Quinte West, Belleville, Picton & Brighton

'Weir'
SOLD

Welcome to Team Weir's first newsletter of 2024!

First, we would like to thank everyone who supported us last year, as well as in previous years. Once again, your support allowed us to be the top Team in the Quinte Region and to reach the top 1% of Royal LePage Realtors in Canada for the 19th consecutive year. In turn, we have utilized this success to give back to our community and to our loyal clients as you will see later in this update.

At this time of the year, we are often asked what the market is going to be like this spring. Several reports indicate that there is pent up demand for homes because many potential buyers are waiting for interest stabilization before taking the plunge. The Bank of Canada announcement today of maintaining the current interest rate should provide that stabilization needed especially since inflation has gone up over last 30 days.

Whilst we are not seeing the number of sales or the prices that we experienced during the height of the pandemic, home prices are now close to the fairly strong pre-pandemic levels. If you would like more specific information about the value of your home, we would be happy to give you an up-to-date value whether you are selling in 2024 or not. After all, Weir is in the business of providing accurate home values and marketing plans.

As for the previously mentioned community support and giveaways, here are some of the ongoing Team Weir offerings and sponsorships:

- As sponsors of the June CFB Trenton Airshow, we will be giving away tickets to this exciting two-day event. You can enter the draw via our Facebook Page at @teamweir or Instagram at @weirsold. Of course you can just send us an email too. Get three chances to win by doing all three!
- Every year we give away dozens of tickets to the Belleville Senators AHL games. They are great seats directly behind the benches so just let us know if you are interested in seeing a game. Check out www.bellevillesens.com to learn more.
- Every Sunday in March we will be sponsoring free skating at the RCAF arena at CFB Trenton. We expect the March Break weekends to be busy!
- For over a decade we have been supporting the local Three Oaks Women Shelter for women and children who have experienced domestic violence. Nationally, Royal LePage has raised over \$24M for shelters across the country. We hope that someday these shelters will not be needed but, in the meantime, we will continue to support those in need.
- For the last 8 years we have collected thousands of pounds of food and cash donations for the local food bank. On Sunday morning of the Family Day weekend (February 18th), we will once again be picking up non-perishable food items and delivering it to the food bank. If you make a donation to the Trenton Care & Share Food Bank via manager@trentonfoodbank.ca, we will match it to a maximum of \$1,000. Just mention Team Weir so the manager knows to advise us for the matching component.
- Finally, every year we support many of our clients interests, whether it be minor soccer, hockey, baseball or dance. We are happy to show our gratitude to you!

Cheers for now and have a great 2024!

David Weir



CFB Trenton Air Show Returns for RCAF Centennial

Team Weir, with over 100 years of combined military service, is proud to be a sponsor of the airshow. To celebrate the 100 years of the RCAF, we are giving away 50 tickets to the show! See Page 3 for more details.

The 100th anniversary comes in 2024, with the official arrival on April 1, 2024 for the Royal Canadian Air Force Centennial.

April 1, 1924 was when the RCAF became a distinct element of the Canadian Armed Forces.

In just 6 months, Canadian Forces Base Trenton will be hosting an air show to celebrate.

It will take place the weekend of June 29 and 30, 2024.

The Royal Canadian Air Force Centennial is a unique opportunity to celebrate the rich history of the service, which tells the story of our brave members who had the strength, determination, and dedication to serve our country both at home and overseas. More information about the air show will become available in the coming months.



START THE HOME SELLING PROCESS THIS MONTH

'Weir'
SOLD

If you're thinking about selling this year, don't wait until the spring to start planning.

Step 1 - call us first and we will save you a lot of time energy and money - honest!

What's that old saying? The early bird gets the worm! In this case, by starting the process this month, you'll be in excellent shape when you're ready to list in the spring.

Here are just a few examples of what you can do in the winter to get the process started:

- Walk your property and note any maintenance issues that need attention.
- Decide which items to stow or sell to declutter your home.
- Determine what improvements you'll need to make in order for your home to look great to buyers.
- Find out approximately how much your property will likely sell for in the spring market.
- Clarify the kind of new home you'd like to move into, including ideal neighbourhoods.
- Look into your financing options, so you'll know the price range you can afford.
- Connect with any professionals you may need, such as contractors, a mover, and a real estate lawyer.
- Take advantage of any shopping deals for products you may need, such as home improvement project materials, packing supplies, etc.

As you can see, the more prepared you are in the winter months, the more stress-free and successful the home selling process will be in the spring.

GOING OUT OF TOWN?

If you're relaxing on a Caribbean beach, or enjoying a bus tour through historic Paris, the last thing you want to worry about is your home. Most people know the basics of keeping a home secure while away. Here are some additional tips that are easy to miss:

- Tell your kids not to boast about your fabulous vacation plans, especially on social media. The fewer who know that the house is empty, the better.
- Ask a neighbour to pick up any mail dropped at your doorstep. But, don't rely on that alone. Call the post office to temporarily halt delivery.
- Set-up timers to automatically turn lights on and off. However, most will stop working if the power goes out and they'll restart with the incorrect time when the power comes back on. That's why you should keep at least a couple of lights turned on continuously.
- Open the blinds. If you're leaving in the evening, or before dawn, this can be easy to forget. Closed blinds during the day are a dead giveaway that the owners are away.
- Finally, experts recommend creating a home security checklist, so you don't forget anything. That alone will give you peace-of-mind.

PROTECTING YOUR HOME GADGETS FROM HACKING

Imagine your coffee maker switching on by itself, staying on for hours, overheating and becoming a fire hazard. That's not science fiction. As more and more appliances incorporate Wi-Fi, the opportunities for hackers to play havoc with your home gadgets increase.

How do you prevent that from happening? Here are some safety tips:

If your gadget uses a password to access the settings, change that password frequently. Ideally, change it once every 3 months.

Some gadgets, such as alarm systems, come with their own connection to the internet. Learn how to turn that connection off if it becomes necessary to do so.

Don't leave an internet-connected appliance or other gadget on constantly unless it's required. For example, you don't need your home speaker system connected to your digital music providers all the time.

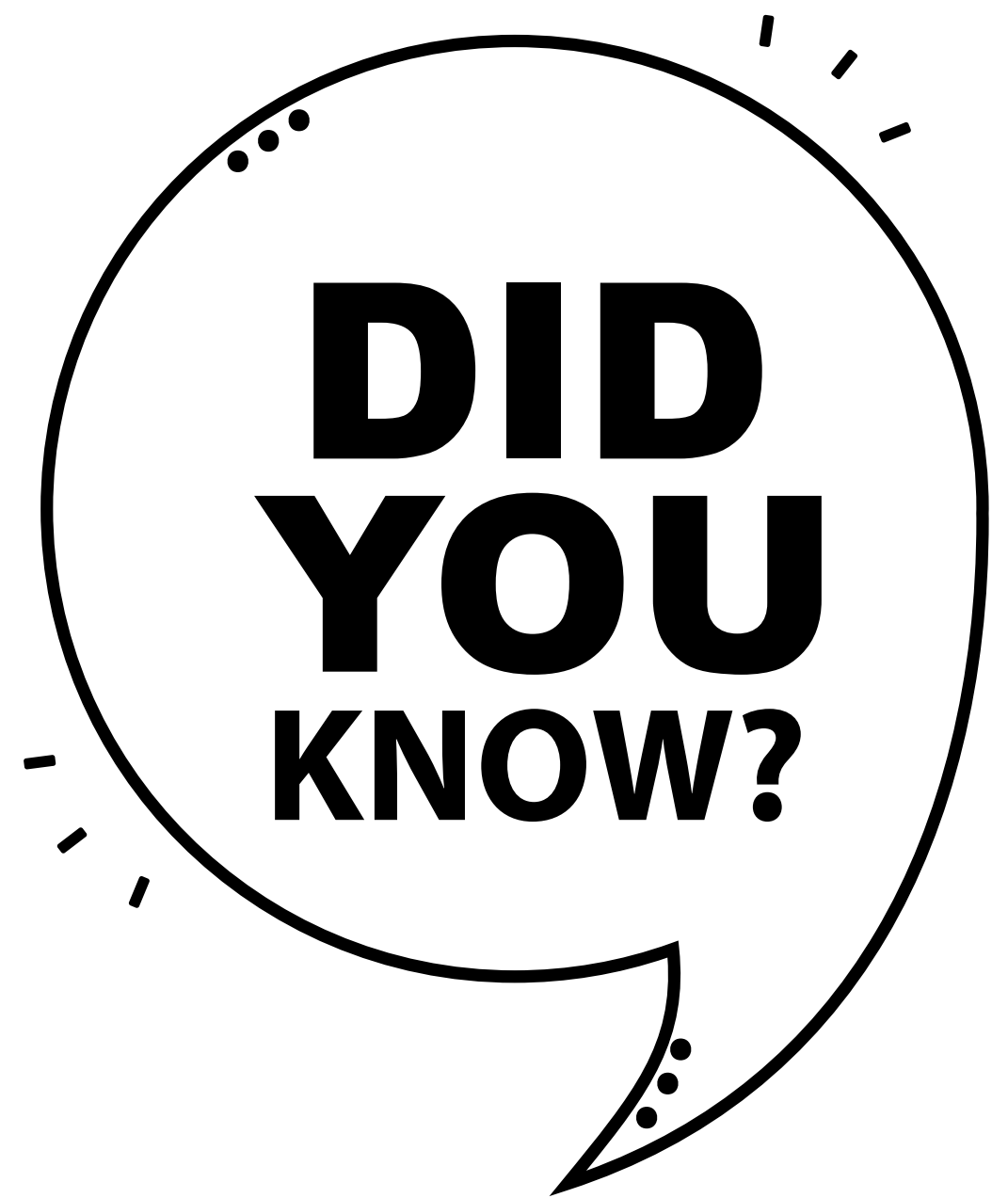
Baby monitors with video are a common target for hackers. Use a password unique to that device and change it often. Never leave the monitor on when not in use.

Never share passwords with anyone unless it is absolutely necessary. Most home Wi-Fi systems have a "guest" feature with a separate password and limited access. Use it.

In this age of internet connectivity – from coffee makers to stereos and even washing machines – it's smart to play it safe. Know what's connected and protect yourself.



- The lowest temperature recorded on earth is -53.6 degrees Celsius.
- The first Winter Olympics took place 100 years ago.
- The Earth is the closest to the sun in the winter.
- There is an annual International Hair Freezing Contest in Canada every February.



TEAM WEIR GIVEAWAYS!



Celebrate the 100 years of the RCAF! We are giving away 50 tickets to the Quinte International Airshow being held during the last weekend of June 2024.

OR

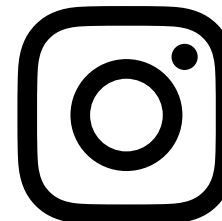
Throw your hat in a draw for a pair of tickets to see the Belleville Sens AHL Hockey Team.

HOW TO WIN

Like, comment and share! Be sure to follow our social media channels where we regularly announce these giveaways - **and MORE!**



@teamweir



@weirsold



@teamweir7301



Your chances are way better than the 649!

We invite you to send us an e-mail to david.weir1@me.com and tell us what you'd like to see more of on our channels.

Contact Team Weir Today - Call or Text 613.392.7777 - Available 24/7

David Weir BA, CD is a Broker with Royal LePage ProAlliance Realty, Brokerage in Trenton, ON, Canada. Team sales in the Quinte area have ranked them in the Top 1% of all Royal LePage REALTORS® in Canada since 2005*. If you would like clarification or more information about any of the topics, please do not hesitate to contact us.



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* Based on gross closed and collected commission or units sold from 16 November - 15 November
* Not intended to solicit buyers or sellers currently under contract

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