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Chow down on Yucatecan, Mexican, Vegan & more

#MOVINGWITHROOHAN

Meet Mark & Judy Hays

THROWBACK TO 1969

Fun facts from our first year in business

LOCAL EVENTS

Save the date: spring galas, food & outdoor events



THE SECRET SAUCE TO MAKE YOUR REMODELING PROJECT PAY OFF

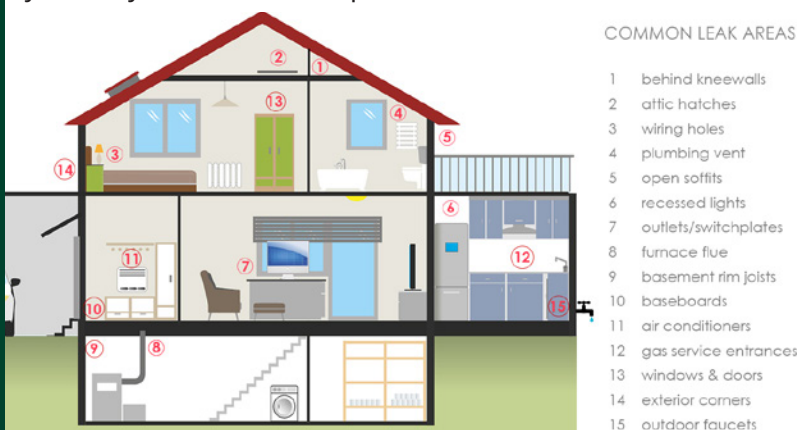
Planning a home improvement project for spring? Go below the surface to boost your project's ROI

Not only can a room remodel increase your home's value, it's also a perfect opportunity to access hard-to-reach areas that could be invisibly costing you money or hurting your home's health. Picking out paint colors and furniture for your new space may be more fun, but won't save you money or extend the life of your investment the way these steps will.

AIR SEALING: DON'T BLOW YOUR \$\$

Why now: You're about to pour money into making your home more valuable and enjoyable. Make sure the remodeled area - and whole home - are air tight so your money spent isn't being blown right back out the doors, windows and walls.

Project payoff: 10%-30% of your energy bill is spent on air that's seeping out of your house -- that's the equivalent of leaving a medium-sized window open in your home 24 hours a day! And it's a two-way street: you lose expensive indoor air, while pulling IN pollutants and moisture (can become mold) from the outdoors. Improving airtightness also reduces strain on expensive HVAC systems and creates healthier indoor air for you and your loved ones -- priceless!



COMMON LEAK AREAS

- 1 behind kneewalls
- 2 attic hatches
- 3 wiring holes
- 4 plumbing vent
- 5 open soffits
- 6 recessed lights
- 7 outlets/switchplates
- 8 furnace flue
- 9 basement rim joists
- 10 baseboards
- 11 air conditioners
- 12 gas service entrances
- 13 windows & doors
- 14 exterior corners
- 15 outdoor faucets

How-To: Ideally, you can hire certified home energy auditor for under \$500 to do a thorough assessment; reduced-cost programs are also available. If you'd rather DIY, you just need \$1, a few hours, and several sticks of incense:

- 1 Visually inspect common leak sites in above graphic & note any issues to fix later.
- 2 Shut doors & windows on the dollar bill. If you can pull it out without it dragging = leak! Note for later.
- 3 Turn off water heater & furnace.
- 4 Shut all windows, doors & fireplace flues.
- 5 Turn on all exhaust fans including dryer, bathroom fans & stove vents.
- 6 Pass a lighted incense around baseboards, outlets, window/door frames, hatches, vents, etc. If smoke is sucked out or blown in, note the problem area.

Now you can go through your inventory of problem areas and:

- ▶ apply weatherstripping to window and door leaks
- ▶ caulk cracks and gaps
- ▶ install foam gaskets behind outlets and switch plates

There is such a thing as being too airtight. If it's a concern, consider looking into an air exchange system to introduce tempered fresh air into the house - there are several systems available.

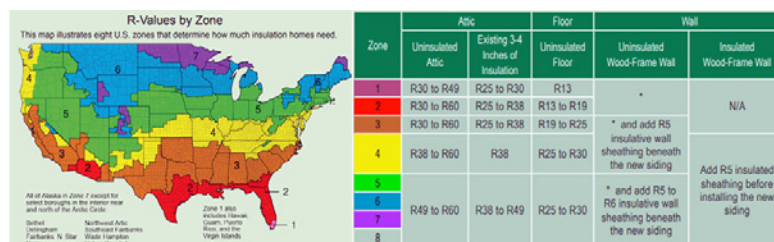
INSULATE AS YOU RENOVATE

Why now: According to the EPA, 9/10 homes don't have enough insulation. Since many remodeling projects mean you (or your contractor) will have access to interior/exterior walls, why not take the opportunity to address the insulation while you work?

Project payoff: Adding or enhancing wall insulation should save you at least \$500+ a year. It will also improve your indoor air quality and comfort, reduce noise, and help extend the lifespan of your building materials. The U.S. Department of Energy (at hes.lbl.gov) and Energystar.gov each provide free, customizable web tools for homeowners to see what adding insulation will save (and cost), along with information on other energy-saving upgrades and rebates.

How-To: Whether you work alone or hire a pro, here are some insulation improvements to consider:

- ▶ Adding insulation anywhere it's missing in interior/exterior walls, floors, ceilings, crawlspaces, attic, etc.
- ▶ R-Value is a rating for materials' resistance to heat flow. The recommended R-Value for your insulation will vary geographically (Saratoga County falls under Climate Zone 5),



Source: www.energy.gov

and by area of the home being insulated. R-Values should be marked visibly on existing insulation and meet or exceed the minimum recommendation. If it doesn't, or you're adding new, the R-Value will be one of the key factors - along with cost & available space - in deciding which material to use. Be sure to check local code requirements too.

- ▶ Look for degradation to existing insulation caused by mold/mildew, water, pests and infestations. Gaps in insulation can happen over time from improper installation and settling. If you find any signs of degradation, you should consider removal and replacement.

KITCHEN REMODELS BATHROOM REMODELS



Trending features Buyers want (2019):

- ♥ Open kitchen
- ♥ Walk-in pantry
- ♥ Double sinks
- ♥ Linen closet
- ♥ Walk-in shower
- ♥ Double vanity

RESTAURANT ROUNDUP: HOT NEW EATERIES IN THE AREA

Saratoga

FLATBREAD SOCIAL ► Pizza Bar

Menu: wood-fired pizzas, salads & craft beer/cocktails
Buzzworthy: BOGO pizzas Tuesday-Friday 12-3, Wood-Fired Wings Wednesdays, Dad Beer Dinners, Breakfast Pie, live music, shuffleboard, Happy Hour
Visit: 84 Henry Street | flatbread.social
Hours: Tue-Sat 11:30-10 | Sun 11:30-9 | bar hours vary



MERCANTILE KITCHEN & BAR

► Long Island Style Diner

Menu: modern American fare
Buzzworthy: All day breakfast, new spring menu coming, NEW Thursday Night Supper Club (1 app + 1 entree + 1 beer/wine/cocktail for \$17, 4PM-close)

Visit: 430 Broadway | themercsaratoga.com
Hours: Mon-Thu 10-8 | Fri/Sat 9-9 | Sun 9-5

THE SPA CAFE ► Grab 'n go

Menu: breakfast, coffee/tea, sandwiches, soups, specials
Buzzworthy: Owner Darin Palmetto is renovating the former Hungry Spot space to maximize efficiency & eliminate customer wait time. Expecting to open in late spring, he says, "We're taking our time to make it as good as it can be. It will be worth the wait."
Visit: 480 Broadway (former Hungry Spot location)
Hours: Will be open weekdays 7-3

SOLEVO KITCHEN & SOCIAL ► Italian

Menu: old-school Italian cuisine & classic cocktails
Buzzworthy: Generations-old family recipes made fresh from scratch, pasta made in-house daily
Visit: 55 Phila Street | solevokitchenandsocial.com
Hours: Wed/Thu 4-9 | Fri 4-10 | Sat 1-10 | Sun 1-9

TATU ► Yucatecan Cuisine

Menu: Yucatecan cuisine inspired by the Middle East
Buzzworthy: (Opening early May 2019) Tequila library with tequila & Mescal tastings, fresh corn masa tortillas handmade on premise, collaborating w/Sinclair Saratoga on weekly brunch parties with live music & specials
Visit: 17 Maple Avenue (upstairs) | tatuny.com
Hours: Will be Mon-Fri 4-11 | Sat/Sun 11-11 w/brunch



WHOLE HARVEST

► Vegan, gluten-free

Menu: sustainable, locally-sourced sandwiches, soups, salads, grain bowls, wraps, smoothies, desserts
Buzzworthy: NEW Sunday brunch, "Barre Class & A Bowl," "Yoga Nights," & other small group events/classes

Visit: 5 Caroline Street | wholeharvestco.com
Hours: Mon-Fri 11:30-7 | Sat 10:30-7 | Sun 10:30-2:30

Ballston Spa

TWO BIRDS MARKETPLACE ► Cafe & bakery

Menu: fresh bread & pastries made from scratch, coffee/tea, fruit & veggie smoothies, Buddha bowls, salads, grab 'n go cooler
Buzzworthy: New cafe, bakery & marketplace from the same owner as the popular Iron Roost Cafe, Linnaea DiNallo (pictured right).
Visit: 32 Front St. | twobirdsmarketplace.co
Hours: Tue-Sat 7-4



saratogaphotographer.com

South Glens Falls

MI RANCHO ► Mexican lunch & dinner

Menu: enormous menu of authentic Mexican food
Buzzworthy: Great reviews, \$5.99 lunch & \$8.99 dinner specials, free chips & homemade salsa!
Visit: 23 Main Street / Route 9
Hours: 11-9 daily (lunch 11-3)

#MOVINGWITHROOHAN

Meet Mark & Judy Hays!

After 42 years, the time had come to move from our home in Porter Corners. The passive solar ranch had served us well: Judy taught at Greenfield Elementary School, and it's where our children were raised. But we had always intended to "retire" back to Saratoga. Mark grew up here, and Judy has called this city home since the 1960's.



Mark & Judy Hays return to their roots in their new home on Jumel Place

We have known Tom Roohan for many years, so the decision to choose Roohan Realty was a given. Cindy Barton stepped in as our agent, and her knowledge of the process and marketing the property was invaluable to us as first-time sellers. She guided us through numerous showings, the sale itself, securing boxes and the truck for moving day, and a flawless closing. Most importantly, Cindy understood our situation and communicated our desires to the prospective buyers.

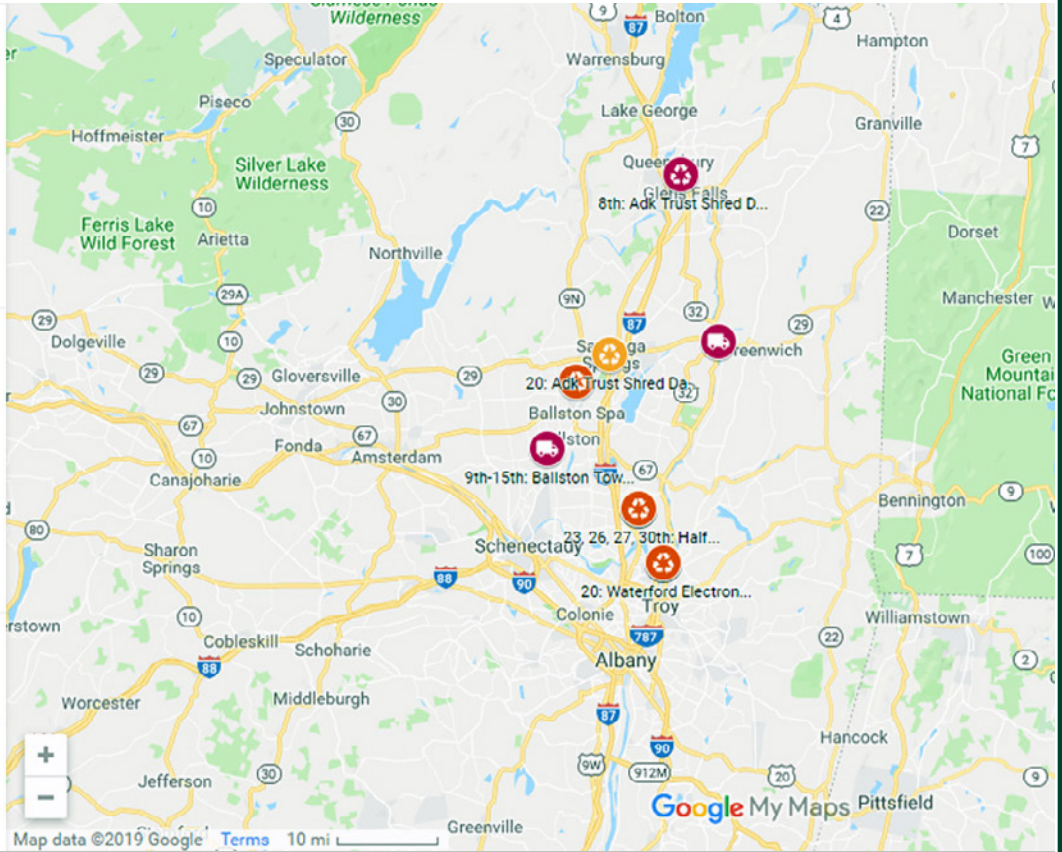
Although the sale took a little longer than expected, Cindy was committed to us. A newly married couple ended up buying our home and is looking forward to spending many pleasant years in Porter Corners, just as we did.

As for us, we found a small, classic Saratoga bungalow right in Mark's old stomping grounds on Jumel Place. We are looking forward to enjoying our new/old neighborhood once again.

Spring 2019

SARATOGA COUNTY COMMUNITY CLEAN UP DAYS

Map: bit.ly/scclean19



April 2019

- 🗑️ 20: Adk Trust Shred Day - Saratoga Sprin...
- ♻️ 20: Waterford Electronic Recycling Progr...
- 🗓️ 23, 26, 27, 30th: Halfmoon Spring Cleanup
- 🗓️ Saturdays: Waterford Annual Trash Drop ...

May 2019

- 🗓️ 3, 4: Halfmoon Spring Cleanup
- ♻️ 4: Halfmoon Paper Shredding Day
- 🗓️ 4, 11, 18: Waterford Annual Trash Drop Off
- ♻️ 14: Tire Recycling Program

June 2019

- 🗓️ 3-7: Schuylerville Village Wide Cleanup
- 🗓️ 8th: Adk Trust Shred Day - Queensbury
- 🗓️ 9th-15th: Ballston Town-Wide Pickup

LOCAL EVENTS

A P R	12	Lions Club Night at the Brewseum
	13	5th Annual Code Blue 8K Run
	27-28	Saratoga Rowing Invitational
	30	Roohan's 50th Anniversary Ribbon Cutting
M A Y	2	Dake Foundation Childs Play
	4	Sponsor-A-Scholar Derby Party Racing Museum Derby Party
	6	Roohan Realty Blood Drive @City Center
	11	SSPF's Historic Homes Tour Wesley Foundation Gala
	16	EOC May Day for Hunger Gala UPH Celebrity Bartender Party
	18	Spring Auto Show American Cancer Society Gala of Hope
	21	Flower & Fruit Mission Luncheon SPAC Rock & Run
	29	Saratoga Builders' Golf Tournament
	31	Humane Society Gala for the Animals
	J U N	2
7		Franklin Community Golf Tournament
8		Elks Flag Day Parade (free flags!)
9		Opera Saratoga Gala
13		CAPTAIN'S 10th Annual Route 50 Mile
21-23		Saratoga Balloon & BBQ Festival
22	Double H Ranch Gala Red, White & Blue Party	
29-30	Freihofer's Jazz Festival	

50 YEARS AGO...

APRIL 1969

- ✂️ 1st test flight of the Concorde 001 Supersonic Airliner
- ✂️ 1st human eye transplant is performed; 1st temporary artificial heart transplanted
- ✂️ Glen Campbell's "By the Time I Get to Phoenix" wins best record at the 11th Grammy Awards

MAY 1969

- ✂️ Apollo 10 transmits 1st color images of earth from space
- ✂️ *Midnight Cowboy* starring Jon Voight & Dustin Hoffman is released; wins Academy Award for "Best Picture" in 1970
- ✂️ The Archies' single, "Sugar, Sugar" is released; it will become 1969's "Song of the Year"

JUNE 1969

- ✂️ *Star Trek's* last episode, "Turnabout Intruder," airs on NBC
- ✂️ Joe Frazier beats Jerry Quarry at Madison Square Garden, becoming the new heavyweight boxing champion
- ✂️ Elvis Presley releases 10th album, *From Elvis in Memphis*

FUN FACTS

- rents average \$135/month
- movie tickets cost \$1.50 each
- 23 cents for a fresh loaf of bread
- average price of a new car is \$3,278

