

1st Edition

The North Texas Team Magazine



THE ———
NORTH TEXAS
——— TEAM
JOLLETE RYON



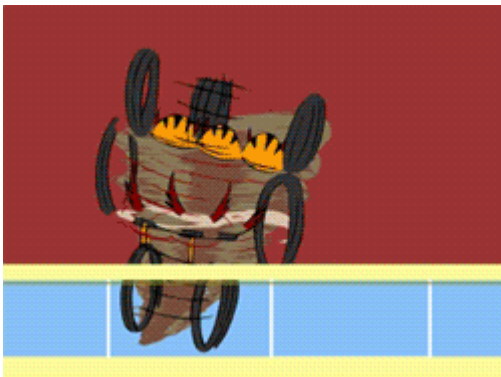
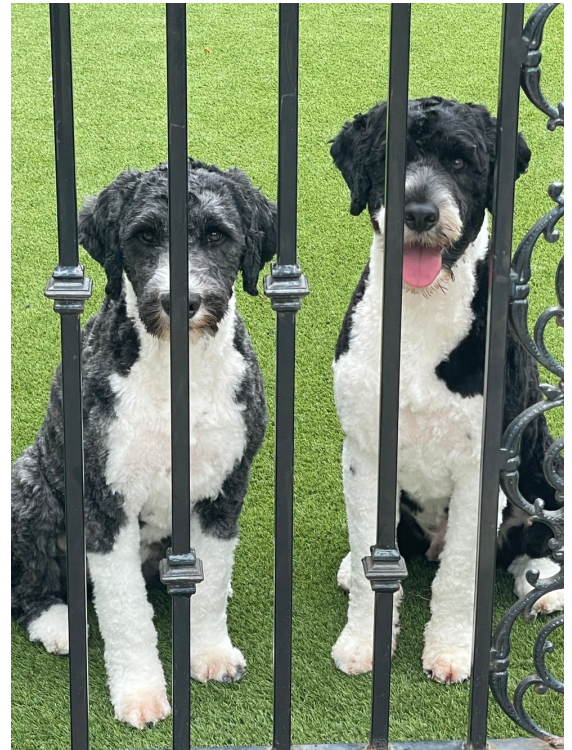
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The Dog Days of Summer with Benny & Bosco

As we say goodbye to summer, the heat lingers and once again school bells are ringing. The North Texas Team wishes everyone a happy and safe school year. Welcome to The North Texas Team's first Magazine read. Kick off your shoes and enjoy our 1st Edition.

Like you, the boys are feeling literally incarcerated by this miserable heat. When Jollete and I get home after work it's 110 degrees on the outdoor thermometer .. making it just impossible for the boys to stay outside long enough to burn off any of their boundless energy. Consequently, after 15-20 minutes we bring them inside where in the the cool air - 120lbs of puppy energy is unleashed like a runaway train.

Puppy-proofing is a little like toddler-proofing in that you try to anticipate what they might get into. We close doors to contain the scope of the destruction and keep things out of reach that might be ingested. However these "toddlers" will terrorize the cat, leap over the sofa effortlessly as they chase each other, play tug of war with dish towels, and can shred a roll of toilet paper in the 20 seconds it takes to make a cup of coffee. Think the Looney Tunes' Tasmanian Devil.



P.S Mid-September we'll get them to the lake on our paddleboards. Expect some great pics!

Area News



Courtesy of CultureMap Dallas

Dallas-Fort Worth Population Headed Toward Jaw-Dropping Milestone by 2028

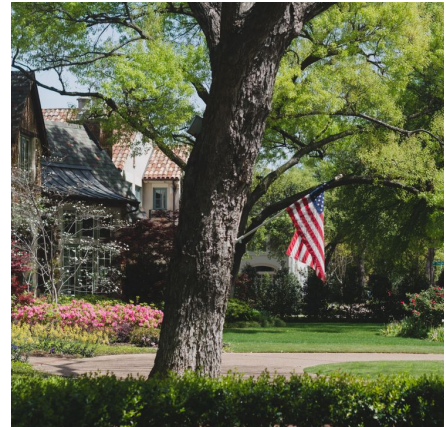
According to a new study by Site Selection Group, the Metroplex is tracking as the fifth fastest-growing large metro area in the country by 2028. DFW's 2023 population adds up to 7.8 million people, and the area has a projected population growth rate of 8.64 percent.

Dallas County

How to Help Your Trees During Dallas Heat Waves

Texas Trees Foundation, a nonprofit that advocates for trees, has tips for how to treat trees during the extreme triple-digit heat.

Courtesy of CultureMap Dallas



Denton County

Wine Lounge Announced for the River Walk in Flower Mound

Vinifera Wine Lounge will open at the River Walk in Flower Mound later this year, serving wine, craft beer and charcuterie boards.







Courtesy of Community Impact

Area News

Don't worry, we got you covered. Here's the upcoming football schedule for Liberty Christian and Argyle High School.









LIBERTY
CHRISTIAN
SCHOOL

Date	Opponent	Result	W-L (League)	Type	Location
Fri, Aug 25	vs  Prestonwood Christian	7:30 PM	-	Non League	Argyle, TX
Fri, Sep 01	vs  Episcopal School of Dallas	7:30 PM	-	Non League	Argyle, TX
Fri, Sep 15	@  Grapevine Faith Christian	7:30 PM	-	Non League	Grapevine, TX
Fri, Sep 22	@  Bishop Lynch	7:30 PM	-	Non League	Dallas, TX
Fri, Sep 29	@  Legacy Christian Academy	7:00 PM	-	Non League	Frisco, TX
Fri, Oct 06	vs  Fort Worth Christian	7:00 PM	-	Non League	Argyle, TX
Fri, Oct 13	@  Midland Christian	7:00 PM	-	Non League	Midland, TX
Fri, Oct 20	vs  Southwest Christian	7:00 PM	-	Non League	Argyle, TX
Fri, Oct 27	@  All Saints	7:00 PM	-	Non League	Fort Worth, TX
Fri, Nov 03	@  Trinity Christian	7:00 PM	-	Non League	Lubbock, TX

Area News

Don't worry, we got you covered. Here's the upcoming football schedule for Liberty Christian and Argyle High School.



Date	Opponent	Result	W-L (League)	Type	Location
Fri, Aug 25	@  Melissa	7:00 PM	-	Non League	Melissa, TX
Fri, Sep 01	vs  Lovejoy	7:00 PM	-	Non League	Argyle, TX
Fri, Sep 08	vs  Grapevine	7:00 PM	-	Non League	Argyle, TX
Fri, Sep 15	vs  Montgomery	7:30 PM	-	Non League	Argyle, TX
Fri, Sep 22	vs  Memorial	7:00 PM	-	League	Argyle, TX
Fri, Oct 06	@  Lake Dallas	7:00 PM	-	League	Corinth, TX
Fri, Oct 13	vs  Emerson	7:00 PM	-	League	Argyle, TX
Thu, Oct 19	@  Independence	7:00 PM	-	League	Frisco, TX
Fri, Oct 27	vs  Denton	7:00 PM	-	League	Argyle, TX
Thu, Nov 02	@  Creekview	7:00 PM	-	League	Carrollton, TX

Solar Panels.. Is It Right for Your Home?

Cherished friends, family, current & past clients of TNTT, we are officially offering ourselves as a resource. As you would expect, we have real experience with quite a number of sellers that have made very significant investments (in solar power generation) based on either poor assumptions, or inflated claims made by the installers of these systems, only to find that things are not at all what they expected. Please, reach out to us if you are curious about your situation and/or if you should be considering a solar installation yourself.



Solar Power is nothing new here in Texas. The Solar Energy industries Association lists Texas as their #2 market behind California. Accordingly, during the last 10 years 18,000 megawatts (MW) of solar panels have come online (combines public and private), enough to power 2.1 million homes. An additional 40,000 MW is projected over the next 5 years.

As a recipient of our magazine, you are probably a homeowner and I'm guessing we have a few things in common.

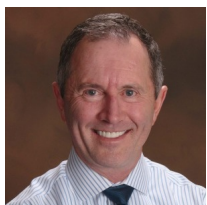
1. You've been solicited by one or more of the many active solar installation providers via phone, mail or knocking on your door,
2. Are genuinely curious, and wonder if the savings/benefits are as good as their marketing message would suggest,
3. When you see and/or hear the costs, you wonder if maybe you'd be better off just investing in lowering you utility bills through new windows, additional insulation, a radiant barrier and/or new HVAC or a tankless water heater,
4. You wonder what they're not telling you and ask yourself "what questions should I be asking,"
5. Like me, you are always wary of solutions that seem too good to be true

Solar Panels.. IS It Right for Your Home?

As we all know, the day will come when solar power will be omnipresent and affordable i.e. as common as indoor plumbing. But in this author's opinion that day is still far in the future.

So, if I leave you with nothing else. Please hear me when I say solar power is not as simple as attaching a few panels to the roof and waiting for the savings to roll in. Each utility provider does things a little differently and there are multiple utilities, technologies, suppliers, installers, financing options and terms.

Remember! If you are considering solar or have any questions regarding the sale or purchase of property with solar. Give Jollete or me a shout!



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In North Texas, homebuyer opinions of solar panels run the gamut. Nearly everyone is aware, and the rest are curious. Some people are totally into solar BUT....here in Texas a majority still could care less. Most consumers consider solar a perk but are unwilling to pay more for a home that includes them. **As a buyer we will encourage you to understand the full picture of the system installed on the home are considering. And our sellers will learn about potential difficulties they will face when they consider selling their property.**

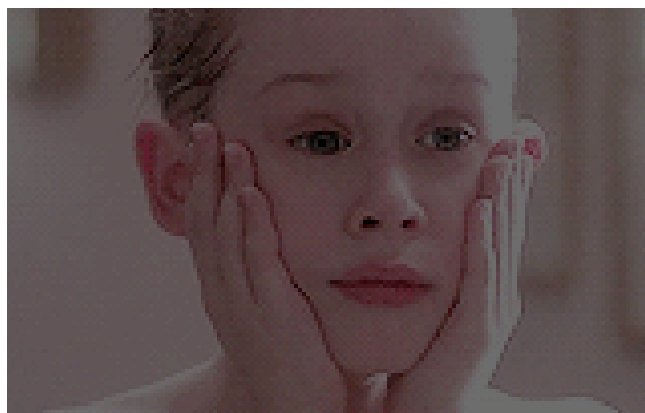




Property Tax Relief!

At the risk of burying the lead, I absolutely love living in Texas. We have great and plentiful jobs, low unemployment, no state income tax; caring, and thoughtful people, great universities, the best hospitals/healthcare, mostly good weather, "Americas Team," and wait for it ... we can ask our elected officials to address problems and they actually roll up their sleeves and act. As all of us know, you will not see that in any other state, and you sure as H - E - Double Hockey Sticks won't see it from the DC swamp. What follows is not the same hollow promise, but actual legislation that's been signed by Governor Abbott.

As I mentioned in our last missive, voter frustration with and complaints about our escalating property taxes finally was heard in Austin. The Texas House, Senate and, Governor's Office have been laser-focused on reining in Texas property taxes this legislative session. Promises were made by many state lawmakers during the last election, and your author is excited to announce that significant progress has been made and ... ***politicians' promises have been kept.*** How long has it been since you heard that?



Per a story in The Texas Realtor, (by Morgan O'Hanlon) the average Texas homeowner under age 65 should expect about \$1,300 per year in savings. And those over 65 may see an average about \$1,450 (per year).

Property Tax Relief!

So how is that going to be accomplished? From that same article ... the legislation includes "an increase in residential homestead exemptions to \$100,000 (up from \$40,000)." Further, they have addressed concerns over the "property tax burden on non-homestead properties such as rental properties and small businesses. Proposed is a cap on YoY appraised-value increases at 20% for non-homestead properties valued under \$5 million." Small business owners are beneficiaries as well. By increasing the minimum threshold for franchise tax filers from \$1.25 million to \$2.5 million, this plan will save money for 67,000 small businesses around the state. "Finally, \$12 billion is also being set aside to "buy down local school taxes," though there is not yet any detail offers as to how this will be applied and administered.



Here's the kicker. Though signed by the governor ... This is NOT a done deal ... raising the homestead exemption and a new appraisal cap require amendments to the state constitution. The ball's in our court now

Look for this on the NOVEMBER
Ballot and BE SURE and VOTE
YES!





Toms Book of The Month

I love to read .. but lately, I just haven't made enough time. Coincidentally, Jollete and I just returned from a Real Estate conference where the speaker challenged us all to commit to a "Planned System for Learning". So with this literal kick in the butt, I ordered 5 books that were recommended to me by the speaker himself and a few of the attendees at the conference. Only recently, I easily read at least one a week, but times change and at present, I can only commit to one a month, two if they are just a few hundred pages. To get jump-started, I re-read an absolute gem from my bookshelves.

Some of you may already know this reference i.e. "Make Your Bed". It's originally from the 2014 UT Commencement Speech by 4-Star Admiral William H. McRaven. I don't have a lot of heroes .. my parents and a few courageous men who saw something in me when I was younger and either professionally, athletically, and musically raw. Since Admiral McRaven is also my age, it would seem a little odd to refer him as a hero. I can candidly say that he is one of a handful of extraordinary people I've read, heard and/or met that truly inspires me. My curiosity, passions, and purpose are fed by presidential memoirs and authors like Winston Churchill, Earl Nightingale, and Napoleon Hill to name just a few.

"Top 10 Lessons I Learned from Basic Seal Training."

Check out his books [Here](#). As you've now seen, The Admiral has an incredible resume of service, leadership and achievement in and after the military, including being the chancellor of The University of Texas System. Some of you may have one of the millions watching this famous speech on TikTok or [Youtube](#), maybe you read his books or just stumbled upon him when someone like me pointed you in his direction.

1. Make your bed every morning.
2. Find someone to help you paddle.
3. Measure a person by the size of their heart, not the size of their flippers.
4. Get over being a sugar cooking & keep moving forward.
5. Don't be afraid of the circuses.
6. You have to slide down the obstacle headfirst.
7. Don't back down from the sharks.
8. You must be your very best in the darkest moment.
9. Start singing when you're up to your neck in mud.
10. Don't ever ring the bell.

FEATURED LISTINGS



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ARGYLE, TX 76226

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**175 Pecan Acres
Lane**

ARGYLE, TX 76226

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Thanks for reading, catch you next time.



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