



QUEEN CITY HAPPY HOMES

Straight talk and smart tips from Charlotte's home experts.

LOCAL LOVE

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At TruGuard, we're all about connecting you with the best local businesses—and when it comes to flooring, Floor Coverings International Southeast Charlotte is our go-to. They bring the showroom to you (yes, really!), so you can see flooring samples in your actual space with your lighting and furniture. It's personal, pressure-free, and makes choosing the right material way less overwhelming.



From over 3,000 options, their team helps you find a floor that fits your style and budget—without the big-box feel. They're locally owned, backed by national buying power, and serious about doing things right the first time. Clear communication, clean installs, no surprises. That's our kind of service.

If a fall flooring refresh is on your list, Floor Coverings International is a name you'll want to remember.

HOME CHECKLIST

FALL MAINTENANCE

- ☐ Clean gutters & downspouts
- ☐ Inspect your roof (or call us!)
- ☐ Check weather stripping
- ☐ Service your fireplace/stove
- ☐ Check exterior caulking
- ☐ Change return air filters
- ☐ Disconnect & store hoses
- ☐ Rake it till you make it 🤔



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INTERIOR EDIT: DWELL BY CHERYL

FROM FALL TO FESTIVE: TRANSITIONING YOUR HOME FOR THE HOLIDAYS

By: Cheryl Lockett, Owner/Principal Designer

Let's face it, the stretch between fall and the holidays always feels like a blur. One minute I'm carving pumpkins for the porch, and the next I'm pulling holiday bins out of the garage. It can feel like a lot to keep up with, and some years maybe too much to tackle at all. I've found that a few smart styling strategies can help you seamlessly transition your home from cozy autumn to holiday-ready in no time. The key is choosing pieces that work double duty, so you're not completely starting from scratch in just a few short weeks.

Keep the Warm Foundation

Don't pack away those cozy layers just yet. Your chunky throws, velvet pillows, and textured baskets are perfect for both fall and the holidays. Frankly, they make your home feel warm and inviting no matter what season we're in.

Engage the Senses

Scent is one of the fastest ways to set the mood. In the fall, I'm usually lighting candles that smell like cinnamon, clove, or apple pie. As soon as the holidays arrive, I change them out for pine, cedar, or peppermint. It's such an easy way to shift the atmosphere. Display them on a decorative plate or small tray and surround them with seasonal décor like pinecones or acorns or reflective ornaments for a little added pizzazz.

Add a Little Sparkle

As we move closer to the holidays, I start sneaking in a little sparkle. A brass candlestick on the mantel, a mercury glass hurricane on the

coffee table, or even silver picture frames. It's subtle now, but once you add twinkle lights later, those same pieces catch the glow beautifully.

Get Two-for-One from your Greenery

By far, my favorite transition hack is adding greenery that can work for both seasons. Think eucalyptus in a vase, magnolia branches, or even a simple bowl of fresh evergreens. In October, they look perfectly autumnal. Come December I'm ready to tie on a ribbon, tuck in some berries, or add a few ornaments. Suddenly, it feels completely holiday-ready with minimal effort.

Set Yourself Up for Hosting

If you'll be entertaining, think about your serving spots ahead of time. A bar cart or sideboard works great for apple cider and pumpkins in October, but also works just as well for cocoa mugs and greenery. Same spot, different holiday.

Think of your fall décor as the foundation. Once you've got that cozy base, it's just a matter of layering in the festive touches when the holidays roll around. With a little planning, your home can easily carry you from pumpkin pie to peppermint mochas without missing a beat.

Dwell
BY CHERYL



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MARKET MEMO

FALL REPORT

Charlotte's real estate market is shifting this fall. Prices remain strong thanks to steady demand, but higher mortgage rates mean buyers are moving more carefully and thoughtfully. For homeowners, that creates opportunity: if you're selling, a well-kept, move-in ready home still stands out in today's market. If you're staying put, this season is perfect for smart upgrades that protect and add long-term value—think siding, roofing, or energy-efficient windows.

Fall is also the ideal time to boost curb appeal and tackle seasonal maintenance. Fresh landscaping, a pressure-washed driveway, or a pop of color on the front door can help your home shine. Don't forget to clear gutters, check seals around windows, and prep your exterior before winter.

The frenzy of past years has eased, and balance is finally here: neither sellers nor buyers hold all the cards anymore. Whether you're planting roots or planning your next move, Charlotte remains one of the most resilient and rewarding places to call home.



FIX IT OR FORGET IT?

Which part of owning a home makes you wish there was a 'skip' button?



Text **SKIP** to (704) 544-0455
with your answer!

AROUND TOWN

TRUGUARD STAFF FAVORITES

October 11th

Harrisburg Rockin' The Burg

October 11-12th

Waxhaw Autumn Treasures

October 16-18th

Mint Hill Madness

October 18th

Boil, Brew, and 'Que Fort Mill

November 8th

Pawsitively Matthews



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