

# JIMURBAN.NET - YOUR HOME NEWS

NEWS FROM YOUR REAL ESTATE CONSULTANT FOR LIFE

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## Making the Most of August

Dear Friend

As August arrives, summer begins its gentle transition toward fall. The days are still warm and bright, but there is a quiet shift in the air that reminds us to slow down and appreciate the season while it lasts. Late summer offers the perfect opportunity to enjoy time outdoors, tackle a few meaningful projects, and savor the simple moments that make this time of year so memorable.

Each article is designed to offer something helpful, whether it is a seasonal safety reminder, a useful home improvement idea, or an interesting story to brighten your day. August has a way of encouraging us to appreciate the quieter side of summer before the busy routines of fall begin again.

If someone you care about is considering buying or selling, late summer can still be an excellent time to make a move. Whether you are simply exploring your options or preparing for a next step, I am always here to answer questions and provide clear, straightforward guidance.

Jim Urban

### The Quiet Work Of Growth

August brings quiet change to the garden. Summer's energy begins to soften, evenings cool, and plants prepare for fall. One of the season's most important plants is milkweed, a wildflower often overlooked despite the life it supports.

Best known for hosting monarch butterfly caterpillars, milkweed is the only plant monarchs use to lay eggs and feed their young. By late summer, its leaves are often covered with striped caterpillars preparing to transform. Milkweed also helps protect them through

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natural compounds that make monarchs less appealing to predators.

But milkweed supports far more than monarchs. Bees, moths, birds, and other pollinators rely on its fragrant blooms and shelter. As summer fades, its flowers become seed pods that burst open, sending silky seeds drifting through the warm air.

Milkweed reminds us that nature's most valuable things are often easy to miss. August slows the garden just enough to notice the quiet work of growth, change, and renewal happening beneath the surface. In many ways, gardens in August are not simply winding down. They are preparing, adapting, and carrying the beauty of one season forward into another.

If you are looking for straightforward advice on how to sell a home in the current market, or if you want to know how Jim can negotiate like a "Pit Bull" on your behalf when you find your dream home, please visit:

**MyHomeValueNow.com**

Once there, simply click on either "I'm looking For My Next Home" or "What is My Current Home Worth?:"

## National Aviation Day

Each year on August 19, ***National Aviation Day*** celebrates humanity's fascination with flight and the incredible achievements made in aviation history. For centuries, people dreamed of soaring through the sky, inspired by birds, myths, and the endless possibilities above the clouds. From ancient Greek legends to early kites, gliders, and hot-air balloons, inventors constantly searched for ways to make human flight possible.

Everything changed in 1903 when the Wright brothers achieved the first successful powered flight at Kitty Hawk, North Carolina. Their 12-second flight marked the beginning of a new era in transportation and exploration. In just a few generations, aviation advanced from simple wooden aircraft to commercial airplanes, supersonic jets, moon landings, and reusable rockets designed for future missions to Mars.

Today, aviation connects people and cultures across the world in ways once unimaginable. National Aviation Day also honors the pilots, engineers, astronauts, and innovators whose dedication continues to push the boundaries of flight and exploration.

Every airplane overhead is a reminder of humanity's endless curiosity, determination, and desire to reach farther than ever before.



## Hot Days, Healthy Heart

August is often the hottest and most humid stretch of the year. Even as hints of fall begin to appear, late summer can place extra strain on the body, especially for anyone living with heart disease or high blood pressure. While sunny days and outdoor activities remain part of the season's appeal, it is important to recognize how extreme heat affects the heart.

As temperatures rise, your heart works harder to keep the body cool. For every degree your body temperature increases, your heart may beat about ten additional times per minute. Healthy hearts can usually manage the extra effort, but for people with cardiovascular conditions, prolonged heat and humidity can become dangerous. Dehydration adds to the strain by thickening the blood and forcing the heart to work even harder. According to the American Heart Association, heat-related cardiovascular risks are expected to increase as summers grow hotter and longer.

The good news is that a few simple precautions can make a major difference. Try to limit outdoor activity during the hottest part of the day, usually between 10 a.m. and 4 p.m. Drink water consistently throughout the day, even before you feel thirsty. Wear lightweight, breathable clothing and take breaks in shaded or air-conditioned spaces whenever possible. If you take heart or blood pressure medications, speak with your doctor about whether heat may affect how they work.

Late summer is still a season to enjoy, but August is also a reminder to slow down when needed and pay attention to your body. Listening to the signs of heat exhaustion early can help protect your heart and allow you to safely enjoy the final weeks of summer.

### Are You Using Sunscreen Correctly?

Many people still don't use sunscreen correctly. Experts recommend a broad-spectrum, water-resistant sunscreen with SPF 30 or higher. Apply it 15 minutes before going outside, cover often-missed areas like the ears and lips, and use enough for full coverage. Reapply every two hours, especially after swimming or sweating.



## FREE REPORTS!

Free Information!

- ☒ How Sellers Price Their Homes Free Information!
- ☒ The 5 Biggest Mistakes Home Buyers Make
- ☒ How to Sell Your Home For the Most Money

## FREE NEWSLETTER SUBSCRIPTION!

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## POWER THAT FOLLOWS YOU

Portable chargers have become part of everyday life, but a new invention from Jackery, a solar power company, takes the idea much further. Unveiled at this year's Consumer Electronics Show, the Solar Mars Bot is a self-driving battery on wheels designed to follow both the sun and its owner.

The futuristic device can spend the day outdoors automatically tracking sunlight and recharging itself using retractable solar panels that generate up to 600 watts of power. It can also follow a person around at walking speed, carrying a massive 5kWh power reserve capable of powering phones, laptops, appliances, and even a small cabin for days.

Built for outdoor use, the Solar Mars Bot is waterproof, rugged, and designed to handle demanding environments. Jackery believes it could eventually become a valuable tool for camping, rescue operations, off-grid homes, and van life enthusiasts looking for reliable portable energy.

The Solar Mars Bot has not been released yet, but it offers an exciting glimpse at how technology may change the future of portable power.

### Late Summer Remodeling Projects That Add Value

Late summer is one of the most popular times of year for home improvement projects. With fall approaching, many homeowners use August to finish upgrades, improve energy efficiency, and prepare their homes for the cooler months ahead. The good news is that some remodeling projects not only improve daily living, but can also add true resale value.

According to *Remodeling* magazine's Cost vs. Value Report, exterior improvements continue to offer some of the best returns. New siding, updated entry doors, and modern garage doors can instantly refresh curb appeal before autumn arrives.

Energy-efficient upgrades are also in high demand. Installing an electric heat pump or Energy Star windows can help reduce heating and cooling costs throughout every season, while some projects may qualify for valuable tax credits.



Functional spaces remain especially important to buyers. Dedicated laundry rooms, inviting patios, organized garage storage, and professionally installed outdoor lighting continue to rank high on homeowner wish lists. As summer begins to wind down, August is the perfect time to invest in improvements that make a home feel more comfortable, efficient, and ready for the seasons ahead.



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## KEEP PESTS OUT BEFORE FALL ARRIVES

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As August begins to wind down, many insects and rodents start searching for warm places to shelter before cooler weather arrives. Unfortunately, homes often become the perfect target. Taking a few preventative steps now can help keep unwanted pests from moving indoors later in the season. Late summer is the ideal time to seal up small openings, reduce moisture, and clear away outdoor areas where pests like to hide before fall temperatures send them searching for warmth. Even small cracks around doors, windows, and foundations can provide easy access once the weather cools. Rodents can squeeze through surprisingly tiny openings, making early prevention especially important. A little preparation now can help prevent larger and more costly problems later.

**Seal cracks and gaps.** Inspect the outside of your home for small openings around windows, foundations, doors, and utility pipes. Even tiny gaps can give pests a way inside.

**Repair screens and door sweeps.** Damaged window screens and worn door sweeps make it easier for insects and rodents to enter as temperatures begin to cool.

**Trim plants away from the house.** Overgrown shrubs, tree branches, and garden debris create hiding places for pests and easy pathways into the home.

**Store firewood properly.** Keep firewood, lumber, and other stacked materials at least 20 feet away from the house whenever possible.

**Keep moisture under control.** Damp basements, crawl spaces, and clogged gutters can attract insects. Use dehumidifiers if needed and make sure water drains away from the home.

**Inspect outdoor items before bringing them inside.** Potted plants, patio cushions, and seasonal decorations can hide insects or nests after spending the summer outdoors.

**Keep food sealed and surfaces clean.** Crumbs, pet food, and unsealed pantry items can quickly attract pests searching for shelter and food sources.



### The Real Cost Of Food Delivery

Food delivery apps make dinner incredibly convenient, but the true cost is often much higher than people realize. Restaurants frequently raise menu prices on delivery apps to help cover the commissions charged by third-party services. Then come the added service fees, delivery charges, and tips.

By the time a meal arrives at your door, the total can easily double compared to ordering in person. Financial analysts have found that some fast-food meals costing under \$10 at the restaurant can end up closer to \$20 or more through delivery apps.





## PROTECT YOURSELF FROM PORCH PIRATES

Package theft continues to rise as online shopping and home delivery become more common. Experts estimate that millions of packages are stolen each year, costing consumers billions of dollars annually. Taking a few precautions can help reduce the risk and make stolen deliveries easier to recover.

**Avoid confrontation.** If you witness a package theft, do not approach the thief directly. Your safety should always come first.

**Document the incident.** If it is safe to do so, take photos or video from a distance. Try to capture identifying details such as clothing, vehicles, or license plates.

**Report the theft quickly.** Contact local police and notify the retailer or delivery company as soon as possible. Many companies offer replacements for stolen packages.

**Use security devices.** Video doorbells and outdoor security cameras can help deter thieves while also providing valuable evidence if a theft occurs.

**Request delivery notifications.** Enable text or email alerts to know immediately when a package has been delivered.

**Install motion-activated lighting.** Well-lit entryways can discourage thieves from approaching your home, especially during evening hours.

**Keep valuable shipments discreet.** Avoid leaving empty boxes from expensive items outside where they can attract attention from thieves.

**Use smart home technology.** Smart locks, alarms, and remote monitoring systems can add another layer of protection for your property.

**Stay connected with neighbors.** Sharing information about suspicious activity can help others stay alert and may prevent additional thefts in the area.

If you are looking for a business that provides exceptional service, Jim offers access to his 5-Star Referral Center. To see the businesses Jim refers to his own family, friends, and clients, please visit:

**[Denver5StarReferralCenter.com](https://denver5starreferralcenter.com)**

You can find the specific services you need by using the search tool on the site.





## SMART ADVICE FOR YOU AND THE PEOPLE YOU CARE ABOUT

When You Have a Thought about Living in a New Home



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Simply text or call me at (303) 588-7000 and I'll get them to you right away.

I'm here to guide, lead and protect you and the people you care about.



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