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## STEP BACK IN TIME

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Scarborough Renaissance Festival®!

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GREENBELT 2023

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### ON THE COVER:

Step back in time and experience the castle at the annual Scarborough Renaissance Fair.

Photo provided by Scarborough Renaissance Fair

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July 7th	Shelly Justine
August 4th	Dwan & Phil
September 1st	Kerosene Drifters
October 6th	Peggy Houlihan
November 3rd	Anne & Tim
December 1st	Renegade
	(Year End Venue TBA)



# GREENFEST

on the  
Greenbelt 2023

The Greenbelt Alliance is thrilled to announce the return of Greenfest on the Greenbelt at the Ray Roberts Lake State Park – Greenbelt Park at FM 428! This April 15th, in conjunction with the Texas State Parks 100-Year Celebration, Greenfest will open with a 1 mile fun run and 5k trail run, to be followed by a family festival centered around health, wellness, and outdoor recreation. The runs are open to participants of all ages, and the course will take you along the beautiful Elm Fork of the Trinity River and across the historic Elm Fork Bridge. All proceeds from the 5k and 1 mile fun run stay local to support the Greenbelt and Ray Roberts Lake State Park. In addition, Park Rangers and groups such as the Blackland Prairie Raptor Center will be on hand with free family activities including Ranger Games and Raptor Encounters. We anticipate having live music and food trucks on site and look forward to seeing you and your family there!

More information can be found at [greenfestdenton.com](http://greenfestdenton.com).





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# Why Should I USE A REALTOR to Buy/Sell My Home?

Hiring a REALTOR (licensed real estate agent that's a member of the National Association of Realtors) can save you both time and money. They can make the difference in selling your home or having a "winning offer"! Having an expert that knows the ins and outs of your local market and guide you to a successful closing is invaluable. Selling and purchasing a home for most is the largest financial transaction and often stressful and complex. Why go it alone when you can have an advocate on your team with years of negotiation experience? This is especially true if you are purchasing a new construction home. It's extremely important to have a Realtor because the builder has all the leverage in the transaction and uses their own contracts. If they are certified in new construction sales it is a plus. PLEASE make sure to take your Realtor with you BEFORE you go to the model home. Many times the builder will not allow future representation if you don't include your Realtor from the initial visit.

Exclusive access to accurate market data and over 150 real estate forms, your realtor will ensure you have the critical information needed. In addition, they can provide you with professional contacts and referrals from lenders to landscapers.

The current real estate market has changed significantly since 2021.

- According to NTRDIS, in Denton County, YTD 2023 median price of a home is \$425,000. This is down 1.2% from 2022 \$430,000 (based on existing and new construction home sales).
- The number of days a home is currently on the market is 53 (76 days for new construction) which is an increase of 190% over this time last year of 16 days.
- The Good news is we have 1.9 months of inventory. This is UP 216.7% from this time in 2022.

Last April, I stood in line with my buyers (and 50+ others!) for a lottery chance to buy 1 of 21 new homes with 6 different floor plans! Over 5 hours later, my buyers were the last ones called and signed paperwork for the last available home. Thankfully it was their favorite floor plan.

So how do you select a REALTOR to help buy or sell a home? In this ever-changing market it is imperative to work with a REALTOR that is experienced, honest, and knowledgeable with the local and surrounding area. They should keep up



*The Vances who are Denton Sheriff and Pilot Point Police Officer won the Lottery!*

with current contracts and forms. A great reputation in the community is critical. A referral is always your best option! ASK your friends and family who've used a Realtor in the past two years if they would use them again. Were they a good negotiator, communicator, and easy to reach? If you don't have a referral source, look in the local Chamber of Commerce directory, local paper or magazine ads. Call ALL of the Realtors you find via local sources! Did they answer the phone? Did you get a call back if they didn't answer? Interview the top 2-3 Realtors you connect with before signing a Buyers Representation or Listing Agreement.

Suggested questions to ask when you interview a Realtor:

- Are you a member of the National Association of Realtors? NAR Realtor's are held to a higher level of ethics and standards.
- What are your hours and are you available weekends and evenings?
- Do you have experience with the specific real estate ie residential vs. commercial.
- What services do you provide for sellers that are included in your fee? For example, professional photography, staging, open houses, marketing and listing price strategies.
- What services do you provide to buyers?
- Do you have preferred lenders and mortgage companies that you can recommend for pre-approval? This is critical when the interest rates are rapidly changing! You need a lender that is reputable and accessible to secure your offer.

Once you find the Realtor you want to work with, you'll be asked to sign a Listing Agreement (if you are selling your home) and a Buyers Representation Agreement (if purchasing a home). These documents should be explained to you prior to signing. You should also be informed that you

can terminate the agreement at any time by signing the proper form. When you hire a Realtor, they need to work for YOU and put YOUR needs above their own. Don't be afraid to ask for references or reviews from previous clients. My clients become my friends!



*The Carneys sold home in Tioga*



*Carneys dreams come true with purchase in Gunter*



*The Schlotters purchase new construction Eric is the Aubrey Fire Chief*



*The Wiersemas sold property in Valley View*

# STEP BACK IN TIME

*for the Time of Your Life at*

# SCARBOROUGH



*By Helaine B. Thompson*

Scarborough Renaissance Festival® returns April 8th for its 42nd season and will run eight consecutive weeks every Saturday & Sunday through Memorial Day Monday, May 29th. Scarborough Renaissance Festival® is one of the most unique, one-of-a-kind Festival experiences in North Texas offering interactive fun for everyone set in the 16th Century days of King Henry VIII. You will step back in time in our 35-acre re-creation of an English village filled with more than 20 stages of non-stop entertainment, an amazing Artisan Marketplace with 200 shoppes filled with exquisite treasures and authentic artisan

demonstrations. Plus, there are Games of Skill, Renaissance Rides, food & drink fit for a King, and much, much more!

A big part of what sets Scarborough Renaissance Festival® apart from other festivals is the extraordinary entertainment. Cheer on knights jousting for honor and learn about Birds of Prey and their amazing prowess. Be amazed by sword swallowers, acrobats, jugglers, a 30+ time world-record holding whip artist, belly dancers, and so many more. There's rocking Scottish bagpipes and Renaissance style music on age old instruments such as mandolins, harps, and hammered dulcimers. In 2023 the Festival is also introducing half a dozen new shows. Where else can you see fairies, meet King Henry VIII and Queen Katherine Parr (number 6 for those who are counting), watch a Cat & Rat Circus, or meet live mermaids? Plus, it's all interactive – you never know when you might have a one-on-one conversation

with a performer or even become a part of a show! For more mature visitors, there are also several stages dedicated to PG-16 entertainment.

The 90+ members of Scarborough's performing company can also be found throughout the Festival bringing the "Village of Scarborough" to life with cannon drill & ancient weapons demonstrations,

lessons in History, Customs & Manners, competing in Combat Competitions, or teaching you how to dance a Court Dance!

You can enjoy the human-powered Renaissance rides, games of skill, a Petting Zoo, pony rides, and the Grande Parade.

Entertainment is not the only thing to enjoy at Scarborough Renaissance Festival®. The







# RENAISSANCE FESTIVAL®!



Festival's Artisan Marketplace is one of the largest outdoor juried craft shows in the country with over 200 shoppes filled with exquisite one-of-a-kind handmade treasures. These are not your ordinary "crafts", these are unique treasures that you simply cannot find at any other art show or event such as glass sculptures, pottery, life castings, masks, stone carvings, metal works, apparel, handmade soaps, blown glass, tapestries, and handwoven hammocks just to name a few. There are also demonstrations by many of the artisans showcasing age-old crafts such as glass sculpting, candle making, glass blowing, stone carving, weaving, pottery, and metal works throughout each day of the Festival.

When you are ready to take a break, enjoy food fit for a king! The food at Scarborough Renaissance Festival® is a step above traditional "fair" food in both quality and variety. Feast on our signature giant smoked Turkey legs (the best you will ever eat) and Scottish Eggs.

Don't miss out on the handmade pastas at the Pasta Palace, the tasty treats made from scratch at the Scarborough Bakery each day, and the largest selection of food-on-a-stick in Texas! Indulge on crab cakes, fresh fruit, salads, Italian nachos, stir-fry, gyros, giant fajitas, stuffed spuds, tempura delights, fresh hummus, crepes, quiches, and fish & chips. You can also try some of the featured items and weekly specials at our full-service restaurant – the Rose & Crown Inn – like Shepard's Pie, Muffulettas, and seasoned meat pies.

Adults can enjoy Scarborough's new mead selection from North Texas' own Breaking Brew Meadery along with craft beers and other libations at the twelve pubs and taverns. Those with a more discerning pallets can partake in the daily wine or beer tasting events. Each week of the Festival, the tastings have a different theme and variety of wine or beer so each week is a different experience. The tastings are separate ticketed

events (\$35 per person in addition to Festival admission) and space is limited, so you will want to get your discounted tickets at [www.SRFestival.com](http://www.SRFestival.com) ahead of time. Of course, you must be at least 21 to enjoy the adult beverages or participate in the tasting events.

Each weekend also has a different theme and a variety of special events such as Kid's Free and the \$10 off discount for Seniors on the opening weekend (April 8 & 9), the Artisans Showcase and Celtic Weekend just to name a few. Some of the special events such as the Chocolate Sensations Tasting Event (May 13 & 14) require a separate ticket and space can be extremely limited, so get your tickets early. If you are into cosplay and/or costumes, you don't want to miss the Viking & Ale Weekend (April 22 & 23), Live the Fantasy Weekend (April 29 & 30) and Legends of the Seas Weekend (May 20 & 21) where you can compete in

costume contests and other fun events! Keep in mind that while costumes are welcome every day of the Festival, they are definitely not required.

Festival tickets are \$37 for adults and \$17 for children. Kids 4 and under are always free. Discount tickets can be found at Tom Thumb & Albertsons starting April 1st. Get all the details at [www.SRFestival.com](http://www.SRFestival.com). You can also find Scarborough Renaissance Festival® at SRFestival on Facebook, TikTok, YouTube, Twitter and TheSRFestival on Instagram.

So come, step back in time for the time of your life at the most unique festival in North Texas – the 42nd Annual Scarborough Renaissance Festival®! For eight weeks only – Saturdays and Sundays and Memorial Day Monday - April 8– May 29. Just 30 minutes south of downtown Dallas off I-35E in Waxahachie.

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# EVERYONE IS INVITED TO DWAYNE O'DELL LANDSCAPE & NURSERY'S SIXTH ANNUAL CELEBRATION!

Join the celebration for food sales and fun on April 22nd!

By Jodie Linton-Prickett

Delicious BBQ starting at 11:00 until it's gone!  
Discounts Nursery Wide from 8:00-5:00!



Dwayne and Elizabeth O'Dell had a dream of running a business where their family was a priority. They started this family business venture in 1995 breaking out on their own from Dwayne's dad's sod company. When they first started, they only focused on landscaping jobs. Initially, Dwayne's dad did all of the sod work until he retired. Since then, their business has grown.

Their family was the motivating factor when they started their business and broke away from Dwayne's family business. It was so they could be at their kids' games and school events. They also

wanted to teach their kids the value of hard work and learning a skill. "We wanted all four of our kids to find their own way in this world and find a career or job that made them happy, said Elizabeth, "The boys decided they like playing in the dirt just as much as their dad. Through lots of prayer and family discussions we bought the property that is now the nursery in 2017."

The O'Dell family worked hard and overcome many obstacles to open their beautiful nursery location on Highway 377 in spring of 2018. Devin, their oldest son has been a huge asset in managing the nursery and helping it to grow. He has now filled the almost six acres full of quality trees, plants and flowers. Kyler, their youngest son, decided right about the same time the nursery opened that the landscape side needed some updating and expansion. Kyler has grown the landscape side with his immense knowledge of sprinklers and the hydraulics. This knowledge helps customers get a more personalized irrigation system for their needs.

As a family, the O'Dells strive to bring their clients a customized, personal experience allowing them

to help design and take part in turning their yard into a beautiful home oasis. Personalizing every client's space guarantees unique designs avoiding cookie cutter projects.

The O'Dell Family says, "Thank you to our customers, family, and friends for supporting us along the way."

On April 22, 2023, everyone is invited to come out and celebrate with the O'Dell family. Drop by the nursery located at 4765 Highway 377 between Krugerville and Aubrey on the west side of the road. There will be several special discounts and sales from 8:00 a.m. to 5:00 p.m. throughout the entire nursery. Come out for some delicious BBQ with all of the fixings. Meals will be served starting at 11:00 until it's all gone.



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# THE MAGICAL PLACE



## ISTANBUL, TURKEY

*By Jodie Linton-Prickett*

Drifting back and forth between relaxation and being on edge, I sipped on a hot apple spiced tea, with tiny nuggets of fruit pieces transferring from my cup to my mouth then dancing on

my tongue. I wasn't even sure what led me into the high-pressure carpet shop, slash confectionery shop. Rows and rows of gourmet Turkish Delight filled the shelves in every color under the rainbow,

the vivid reds, pinks and greens rolled up covering a chewy gel-like concoction, then coated in chunks of nuts, or rose petals or lotus flowers. The fragrant teas and candies heightened my senses

as three men tried to sell me their wares, from carpets, to spices to of course, Turkish Delight. Overwhelmed and under prepared, I was ready to depart with an eight by ten-inch bag containing a jar

# WHERE EAST MEETS WEST



of saffron, a jar of honey and six pieces of Turkish Delight, and a free charm thrown in as a gift. After a vigorous pounding on a handheld calculator by one of the men, 4700.00 Turkish Lira was the magic number. Roughly about \$250.00. The second the credit card was swiped, I knew I had been had, but it was the price I seemed to negotiate to leave the building, and I was almost glad to pay it. I'm far from an inexperienced traveler, Turkey rounded out my 50th country and my fifth continent. Yet, there I was walking back to the hotel with my tail between my legs.

Turkey had piqued my interest as a teenager, when my grandparents returned from a church trip from Istanbul. My grandmother marveled over the history of the Hagia Sofia and its magnificent architectural feat. How it was originally built as a Christian Church in 537 A.D. and then it was turned into a Mosque then later into a museum. Today it is now

a hybrid of an active Mosque and a museum. She told me as you exit the behemoth of a structure, you can turn back and look at what little remnants were left of the Christian mosaics, almost lost completely to time. While only fragments, they were astoundingly beautiful. One day, I knew I would go there.

Due to bouts of unrest, Turkey was on my bucket list and removed, lowered as a must-see priority and elevated. It wasn't until I read Dan Brown's novel, *Inferno*, that I really knew I had to go to see the Basilica Cistern and my grandmother's beloved Hagia Sofia.

The subterranean palace, the Basilica Cistern, ensnared my imagination. It escalated Turkey back to the top of my list. Unable to even conceive how impressive this structure might be in real life, I absolutely had to see it with my own eyes. The construction began in 428 A.D., in the Byzantine era. As you descend about 52 steps down under the plaza area up above, the engineering marvel comes

into view. Over 330 salvaged granite and marble columns that soar 30 feet high hold up the ceiling, grated metal walkways suspend you over the water, which mirrors the columns, giving the illusion you are looking down 30 feet, as well as up. I gazed in awe and walked the 105,000 square feet at least twice. Captivated by the Medusa heads and the heartbreaking column of tears, which is said to commemorate the lives lost during the construction. It absolutely made the trip worth taking,

This exotic land of over 3,000 Mosques, with soaring minarets populating the skyline is absolutely enigmatic. The calls to prayer are otherworldly, transporting you to a place that feels unreal. Istanbul is vast and heavily populated. Cradled in rolling hills, surrounded by two brilliant seas and spreading over two continents. The food is interesting and delicious with flavors and traditions, which I have never experienced. The streets are

filled with cats, cherished and protected by the Turks. Ruled by three legendary empires, Roman, Byzantine and the Ottoman, with over 8500 years of history, it is no wonder it is the fifth most visited city in the world.

On my last night, I went on a dinner cruise, seamlessly gliding across the sea, we passed almost unknowingly between Asia and Europe. As I sipped on my Turkish Coffee, I watched as a Whirling Dervish slipped into his trance. Truly a sight to behold. As he spun, his long white robe with a full skirt started to open up and swirl fluidly, pulling me into his daze, as he tilted his head, his tall dark hat balanced perfectly without hesitation. It was then, I once again recognized the feeling, lingering between relaxation and being on the edge. I knew it was in my cards to go to this strange, yet mysterious land, but I somehow felt that it was not necessary to ever return.



# You Can Take It With You

Would you like to be in the next issue of 380Guide? If so send us your photo with your 380Guide to [YouCanTakeItWithYou@380Guide.com](mailto:YouCanTakeItWithYou@380Guide.com)



Gasquatch in Idabel, OK was a fun place for Betty Linton to get a photo with her 380Guide.



Ty Belger took his 380Guide with him to Portland, Oregon.

*Ty Belger*

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