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FEATURED LISTING

1583 Farmington Avenue, Wellington, FL 33414

Beautiful pool home in Greenview Shores!



CLIENT TESTIMONIAL

Jeff Tricoli and the Tricoli Team exceeded all my expectations. The team's expertise and attention to detail brought in an offer in just 28 days! Jeff's experience brought the highest value when negotiating multiple offers. I couldn't be happier and recommend the Tricoli Team without reservation. -Scott



114 Nottingham Road

Gorgeous pool home on expansive lot (over 1/3 acre)



6193 India Forest Circle

Gorgeous lakefront, pool home in gated, golf course community of Winston Trails!



7553 Oakboro Drive

Gorgeous lakefront home in desirable Lake Charleston



SELLING 1 HOME EVERY 2 DAYS!



602 N Lakeside Drive

Award winning house of month for February 2018!
Flawlessly update Spanish style home with sweeping
golf and Intracoastal views



7815 Elwood Drive

Beautiful pool home in desirable Countrywood/
Country Lakes West



6767 Jacques Way

Lakefront replica of builder's award winning model
situated on a large lot



100 Cove Rd

Beautiful lake front home in the resort style community of
River Bridge situated on a 1/4 acre corner lake lot.



118 Harbor Lake Cir

Beautiful lake front home in the resort style community
of River Bridge.



12188 68th Street N

Great pool in the acreage situated on over an acre of
land!



121 Elysium Dr.

Wonderful lakefront pool home in Elysium, a desirable
community centrally located in Royal Palm Beach!



2715 Pienza Circle

Beautiful home situated on an expansive lot in the gated
community of Portosol



6925 Bruce Court

Gorgeous pool home in the gated, resort style
community of Coco Plum!



8360 Lake Cypress Road

Beautiful 3 bedroom, 2 bath home in active, adult
community Summer Chase!



126 Tuscany Lane

Beautiful Lennar built lakefront, pool home in the gated
community of Bella Terra!



10388 Oak Meadow

Beautiful, lakefront home in Countryside Estates



Whether their summer was jam-packed with activities or filled with complaints about being bored with nothing to do, kids often have a tough time making the back-to-school transition.

Battling the Butterflies

As with any new or potentially unsettling situation — like starting school for the first time or entering a new grade or new school— allow kids time to adjust. Remind them that everyone feels a little nervous about the first day of school and that it will all become an everyday routine in no time.

Emphasize the positive things about going back to school, such as hanging out with old friends, meeting new classmates, buying cool school supplies, getting involved in sports and other activities, and showing off the new duds (or snazzy accessories if your child has to wear a uniform).

It's also important to talk to kids about what worries them and offer reassurance: Are they afraid they won't make new friends or get along with their teachers? Is the thought of school-work stressing them out? Are they worried about the bully from last year? Consider adjusting your own schedule to make the transition smoother. If possible, it's especially beneficial for parents to be home at the end of the school day for the first week. But many working moms and dads just don't have that flexibility. Instead, try to arrange your evenings so you can give kids as much time as they need, especially during those first few days.

If your child is starting a new school, contact the school before the first day to arrange a visit. And ask if your child can be paired up with another student, or "buddy," and if you can be connected with other new parents. This will help both of you with the adjustment to new people and surroundings. Some schools give kids maps to use until things become more familiar.

To help ease back-to-school butterflies, try to transition kids into a consistent school-night routine a few weeks before school starts.

Also make sure that they:

- get enough sleep, establish a reasonable bedtime
- have a healthy breakfast so they're more alert
- write down their locker combination, what time classes and lunch start and end, their home room and classroom numbers, teachers' and/or bus drivers' names, etc.
- use a wall calendar or personal planner to record when assignments are due, tests will be given, etc.
- have them organize and set out what they need the night before (homework and books should be put in their backpacks by the door and clothes should be laid out in their bedrooms)

Although it's normal to be anxious in any new situation, a few kids develop real physical symptoms, such as headaches or stomachaches, associated with the start of school. If you're concerned that your child's worries go beyond the normal back-to-school jitters, speak with your child's doctor, teacher, or school counselor.

Back-to-School To-Do's

Parents themselves can be a little nervous about the first day of school, especially if they're seeing their little one of for the first time or if their child will be attending a new school.

To help make going to school a little easier on everyone, here's a handy checklist:

What to wear, bring, and eat:

- Does the school have a dress code? Are there certain things students can't wear?
- Will kids need a change of clothes for PE or art class?
- Do your kids have a safe backpack?
- Do kids know not to overload their backpacks?
- Will your kids buy lunch at school or bring it from home?
- Have you stocked up on all of the necessary school supplies?

Medical issues:

- Have your kids received all necessary immunizations?
- Have you filled out emergency contact and health info forms?
- Do the school nurse and teachers know about any medical conditions your child may have?
- Have you made arrangements with the school nurse to administer any medications your child might need?
- Do the teachers know about any conditions that may affect how your child learns?

Transportation and safety:

- Do you know what time school starts and how your kids will get there?
- If they're riding the bus, do you know where the bus stop is and what time they'll be picked up and dropped off?
- Do you know where the school's designated drop-off and pickup area is?
- Are there any regulations on bicycles or other vehicles, such as scooters?
- Have you gone over traffic safety information, stressing the importance of crossing at the crosswalk and looking both ways when crossing the street?
- If your child walks or bikes to school, have you mapped out a safe route? Does your child understand that it's never OK to accept rides, candy, or any other type of invitation from strangers?

2 easy ways to get your home value
Text "TTValues" to 59559 or visit www.HomeValuePalmBeach.com



2802 Waters Edge Circle

Beautiful home in the resort style community of River Bridge



7268 Viale Sonata

Impeccable home offering 5 bedrooms (1 bedrooms and full bath downstairs), 4 baths and a 3 car garage in Isola Bella



10689 Old Hammock Way

Beautiful lakefront home in resort style Wellington, Florida community



7880 Oakmont Drive

Wonderful pool home situated on an expansive corner lot



8064 Burlington Court

Beautiful home on expansive, pie shaped, cul-de-sac lot with sweeping golf course views in Lacuna



10039 Jockey Road

Spacious home in gated, upscale community of Thoroughbred Lake Estates



2496 Westmont Lane

Gorgeous home in Madison Green! Come inside and be wowed by spacious living areas with knockdown and diagonal tile flooring throughout.



6954 Oak Bridge Lane

Great townhome with attached garage in gated community of Smithbrooke



7335 Copperfield Circle

Beautiful lakefront, pool home situated on an expansive corner lot in Smith Farm



3860 Cypress Lake Drive

Gorgeous home in Madison Green! Come inside and be wowed by spacious living areas with knockdown and diagonal tile flooring throughout.



5026 Solar Point Drive

Expansive home in gated community of Nautica Isles offering 6 bedrooms (2 bedrooms downstairs) situated on a gorgeous corner lot!



8376 Morning Star Road

Great home in the desirable West Lake Worth community of Lakes of Sherbrooke situated on an expansive corner lot on a cul-de-sac!

HOW TO SAVE MONEY ON SCHOOL

Don't overspend on packed lunches! Here are some tips for saving money on school lunches

1. Instead of packing every little piece of food baggies use subdivided food containers.
2. When you do need to use bags, do it yourself instead of buying individually sized bags of chips and cookies. Buy a full-sized bag, or even a family sized bag and make your own individual snack packs. You can do this with carrot sticks, dried fruit and nuts too.
3. Look for what is on sale at the grocery store. Use wraps, hot dog and hamburger buns or sliced dinner rolls instead of hoagie rolls and loaf breads.
4. Instead of using freezer packs freeze small water bottles or juice boxes to keep lunches cold. They will thaw in time for lunch and will double as an ice pack!
5. Prepare as much as you can over the weekend to avoid the last minute rush when you are trying to get out of the door. Preparing in bulk will also help save you money.
6. Pack leftovers! Transform last night's chicken into a quesadilla or chicken salad for a delicious lunch.
7. Clean out your fridge and pack a mix matched lunch! Kids will love to get veggies, crackers, dip, hard-boiled eggs, cheese, etc. for lunch instead of a regular sandwich. Getting your kids involved in preparing and packing their lunch is also a great way to make sure they will eat it!



BACK TO SCHOOL TIPS:

What About After School?

If your kids or teens are home alone in the afternoons, it's important to establish clear rules:

- Set a time when they're expected to arrive home.
- Check in with you or a neighbor as soon as they get home.
- Specify who, is allowed in your home when you're not there.
- Make sure they know to never open the door for strangers.
- Make sure they know what to do in an emergency.

To ensure that kids are safe and entertained after school, look into after-school programs. Some are run by private businesses, others are organized by the schools themselves, places of worship, police athletic leagues, YMCAs, community and youth centers, and parks and rec depts.

Getting involved in after-school activities:

- offers an alternative to watching TV or playing video games
- provides adult supervision when parents can't be around
- helps develop kids' interests and talents
- introduces kids to new people & helps develop social skills
- gives kids a feeling of involvement
- keeps kids out of trouble.

Make sure after-school commitments allow kids enough time to complete school assignments. Keep an eye on their schedules to make sure there's enough time for both schoolwork and home life. Kids should know when and who will pick them up when the after-school program ends.



SELLING 1 HOME EVERY 2 DAYS!



100 Pacer Lane

Magnificent lake front home in the resort style community of River Bridge.



16649 72nd Road

Expansive, pool home with 4 car garage and NO HOA situated on 1.15 acres!



7971 Ambleside Way

Completely updated home situated on a corner lot, on a cul-de-sac street in Smith Farm



7258 Copperfield Circle

Beautiful 6 bedroom home in Smith Farm



8837 Laguna Royale

Gorgeous, lake front home in upscale, active adult community Valencia Shores!



16244 E Whitton Drive

Expansive pool home situated on almost 2 acres!



110 Monterey Way

Beautiful custom 4/3 lakefront home in Saratoga



5282 Oakmont Village Circle

Beautiful lake front home in gated, golf course community of Winston Trails



9935 Torino Drive

Gorgeous, lakefront home on a cul-de-sac, in Bellaggio



78 Springdale Road

Great 3/2 home in sought after Florida Gardens on an expansive lot, with No HOA and in an excellent school zone!



6114 Elm Way Court

Beautiful, lakefront corner unit townhouse in the Village of Woodlake offering 2 master suites and an attached garage!



6935 Silverado Terrace

Beautiful home on expansive corner lot in Winston Trails

