



September Newsletter



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buy. sell. live.



Life isn't about finding yourself. Life is about creating yourself.

~George Bernard Shaw



As the weather begins to cool and the pace of summer slows down, fall naturally brings a sense of reset. While many people think of January as the season for fresh starts, autumn can be just as meaningful. With school back in session, routines becoming more predictable, and the holidays still a little ways off, it's the perfect time to settle into habits that make everyday life feel a little smoother.

Fall is also a season that reminds us we don't have to make big changes to notice a difference. Often, it's the small adjustments that help a home feel more comfortable, and life feel a little more organized.

This can be as simple as refreshing a favorite room, organizing a closet, or setting aside time to enjoy a quiet evening at home. Swapping lighter bedding for something cozier, bringing out seasonal décor, or creating a comfortable reading nook are easy ways to embrace the season without taking on a major project.

It's also a great time for a few seasonal home checkups. Replacing your HVAC filter, testing smoke detectors, cleaning ceiling fans, and checking for drafts around doors and windows are simple tasks that can help keep your home comfortable as temperatures begin to change.

If a move is somewhere in your future, fall is also a wonderful time to start thinking ahead. Buyers can begin exploring neighborhoods, reviewing their finances, or making a wish list of features they'd love in their next home. Sellers can take advantage of the cooler weather to freshen up landscaping, organize living spaces, or complete a few small updates before the busier spring market arrives.

Even if you're planning to stay exactly where you are, this season offers a great opportunity to appreciate the place you call home. A few thoughtful changes, whether they're part of your daily routine or around the house, can make your space feel even more welcoming as family gatherings and holiday celebrations begin to fill the calendar.

Sometimes the best fresh starts don't come from making dramatic changes. They come from slowing down, creating routines that work for you, and enjoying the comfort of home one season at a time.

Camille Styles

Ingredients:

- 4 medium Russet potatoes (2 3/4 to 3 lb.), scrubbed
- 2 Tbsp. neutral oil, divided
- 1 lb. lean ground beef
- Kosher salt
- Freshly ground black pepper
- 1/2 medium yellow onion, finely chopped
- 1 medium carrot, peeled, finely chopped
- 2 cloves garlic, finely chopped
- 1 tsp. chopped fresh rosemary
- 1 tsp. chopped fresh thyme
- 2 Tbsp. tomato paste
- 1/4 cup dry red wine, such as Cabernet Sauvignon
- 1/2 cup low-sodium beef broth
- 2 Tbsp. Worcestershire sauce
- 2 Tbsp. all-purpose flour
- 1/2 cup frozen corn
- 1/2 cup frozen peas
- 1/2 cup half-and-half
- 4 Tbsp. unsalted butter
- 1/4 cup shredded Parmesan, divided
- 2 Tbsp. chopped fresh parsley, divided

Instructions:

1. Preheat the oven to 400°F. Pierce each potato with a fork, drizzle with oil, and microwave about 14 mins, turning halfway until tender.
2. Heat oil in a skillet over medium-high heat. Cook ground beef with salt and pepper until browned. Transfer to a plate.
3. In the same skillet, cook onion and carrots until softened. Add garlic, rosemary, and thyme; cook 1 minute. Stir in tomato paste, then add wine, broth, Worcestershire sauce, and flour. Simmer until thickened, then stir in peas, corn, and the cooked beef.
4. Slice the tops off the warm potatoes and carefully scoop out the centers, leaving a thin shell. Mash the potato with warmed half-and-half, butter, half the Parmesan, half the parsley, and salt.
5. Fill each potato shell with the beef mixture. Spread mashed potatoes over the top and sprinkle with the remaining Parmesan.
6. Bake for 30-35 minutes until heated through and lightly browned. Broil for 2-5 minutes until golden, then garnish with the remaining parsley.



Shepherds Pie Baked Potatoes

Delish

COZY UP FOR FALL

As the seasons begin to change, many of us start thinking about making our homes feel a little cozier. The good news is that giving your space a fresh look for fall doesn't have to mean buying all new decorations or spending an entire weekend redecorating.

One design trend I've been seeing this year is a move toward simple, timeless updates instead of filling every corner with seasonal décor. Interior designers are focusing on adding warmth through texture, lighting, and natural materials rather than relying on obvious fall decorations. The result is a home that feels inviting from September all the way through winter.

One of the easiest places to start is with soft furnishings. Swapping lightweight summer pillows or throws for heavier fabrics can instantly make a room feel more comfortable. Even adding one textured blanket to the sofa or layering a quilt at the end of the bed can make a noticeable difference.

Lighting also plays a bigger role than many people realize. As the days get shorter, warmer table lamps and candlelight can make a home feel comfortable and welcoming during the evening hours. It's a simple change that creates a cozy atmosphere without requiring a major investment.

Natural materials are another easy update. Wooden bowls, ceramic vases, woven baskets, or stone accents add warmth and character while blending with almost any decorating style. These pieces don't scream "fall," which means they'll continue to look great long after the season has passed.

A few thoughtful changes can help your home feel comfortable, welcoming, and ready for the season ahead.

Homes and Garden



If your property is currently listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully.

