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this inaugural issue is dedicated to those who believe in me

From the Publisher

Dear Friends,

With immense pride and a grateful heart, I welcome you to the very first issue of City to Coast Magazine. This moment marks the realization of two lifelong dreams—becoming both a Publisher and a REALTOR®. To have the opportunity to blend these two passions into one meaningful, creative, and community-driven platform is truly an honor.

City to Coast was born out of a love for storytelling, a passion for real estate, and a deep appreciation for the towns and neighborhoods that make life so rich in character and charm. From quiet streets and vibrant downtowns to tucked-away coastal retreats, our region is full of personality—and promise. This magazine is a celebration of that lifestyle: the places we call home, the journeys we take to get there, and the people who shape our communities along the way.

In future issues, you can expect thoughtful features on real estate tips and strategies, expert insights on financing and market trends, practical advice for moving and staging, and a closer look at the buying and selling process from both a personal and professional lens. We'll also spotlight inspiring local businesses, cover design and lifestyle trends, and share weekend escapes, dining discoveries, and wellness inspiration to elevate how we live—wherever we are on the map.

Whether you're actively navigating the housing market, planning a move, or simply drawn to the stories that connect us to home and place, City to Coast is your companion in the journey. It's a love letter to the life we build between city streets and coastal calm, and I'm so excited to begin this adventure with you.

Thank you for turning the page with me. Here's to new chapters—together!

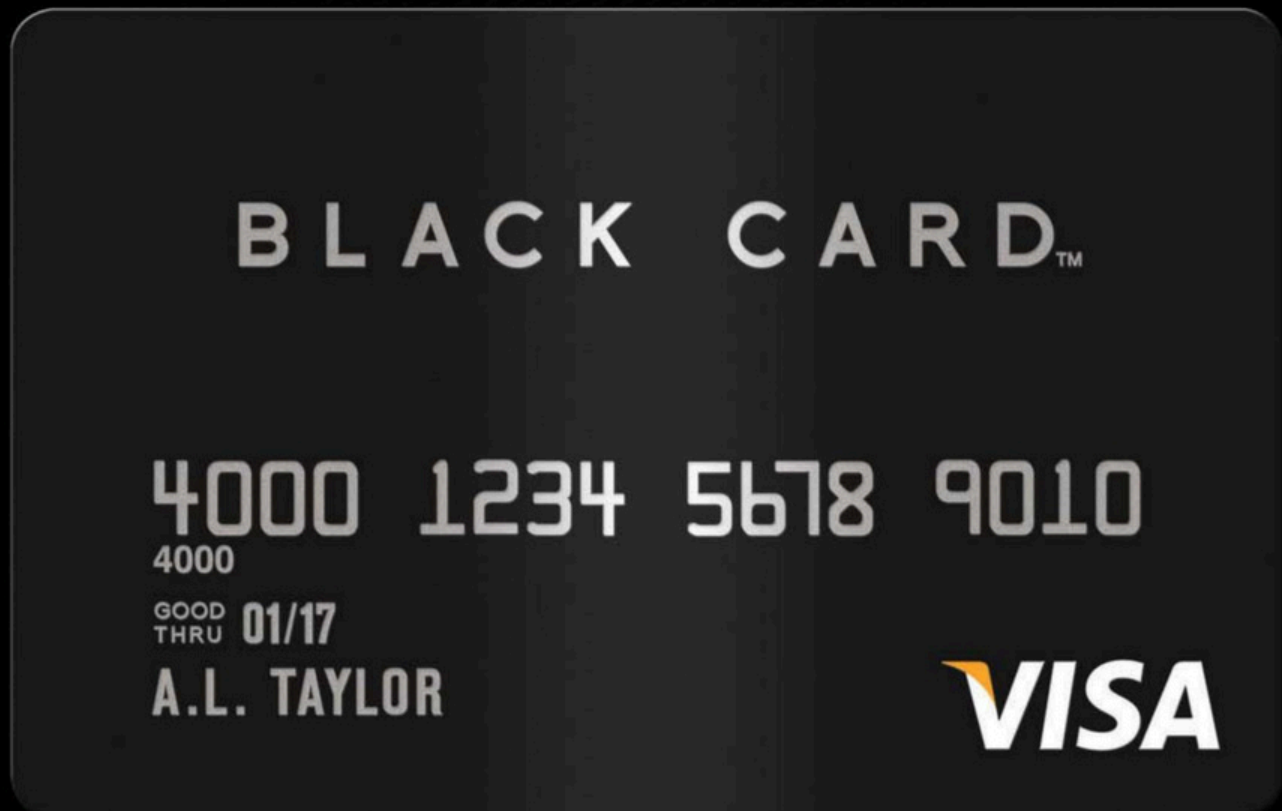
With gratitude,



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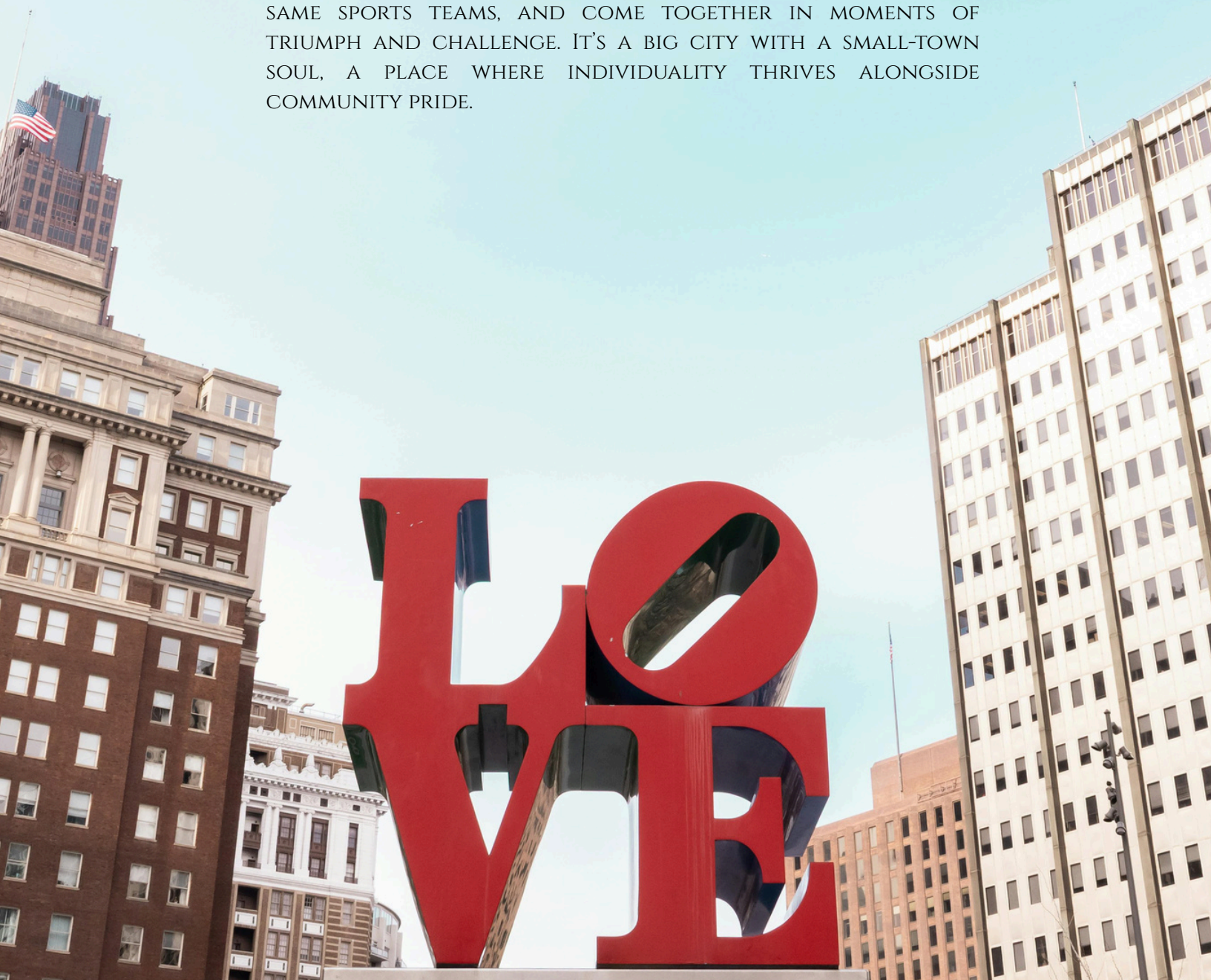
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CITY OF NEIGHBORHOODS

WHY PHILADELPHIA FEELS LIKE HOME

A TRUE SENSE OF COMMUNITY

PERHAPS WHAT MAKES PHILADELPHIA MOST JOYFUL IS ITS SPIRIT. DESPITE BEING THE SIXTH-LARGEST CITY IN THE COUNTRY, PHILLY FEELS LIKE A COLLECTION OF CONNECTED NEIGHBORHOODS WHERE PEOPLE KNOW THEIR LOCAL COFFEE SHOP OWNER, CHEER FOR THE SAME SPORTS TEAMS, AND COME TOGETHER IN MOMENTS OF TRIUMPH AND CHALLENGE. IT'S A BIG CITY WITH A SMALL-TOWN SOUL, A PLACE WHERE INDIVIDUALITY THRIVES ALONGSIDE COMMUNITY PRIDE.



A WALK THROUGH HISTORY

FEW CITIES WEAVE HISTORY INTO MODERN LIFE AS SEAMLESSLY AS PHILADELPHIA. STROLL THROUGH OLD CITY AND YOU'RE PASSING BY INDEPENDENCE HALL AND THE LIBERTY BELL —ICONS OF AMERICAN DEMOCRACY—YET STEPS AWAY ARE TRENDY CAFÉS, ART GALLERIES, AND BOUTIQUES. IN PHILADELPHIA, THE PAST ISN'T SOMETHING SEALED IN MUSEUMS; IT'S A LIVING PART OF DAILY LIFE, VISIBLE IN COBBLESTONE STREETS AND COLONIAL FACADES THAT SHARE THE BLOCK WITH SLEEK NEW DEVELOPMENTS.

ART, CULTURE & GREEN SPACE

CITY LIVING MEANS ACCESS, AND IN PHILADELPHIA, THAT MEANS WORLD-CLASS CULTURE WITHIN A FEW BLOCKS' REACH. THE PHILADELPHIA MUSEUM OF ART, THE BARNES FOUNDATION, AND COUNTLESS SMALLER GALLERIES SHOWCASE MASTERPIECES, WHILE MURAL ARTS PHILADELPHIA TURNS ENTIRE STREETS INTO OPEN-AIR MUSEUMS. ADD IN THE THRIVING THEATER SCENE, LIVE MUSIC VENUES, AND CULTURAL FESTIVALS, AND THE CITY IS ALWAYS ALIVE WITH SOMETHING TO DO.

YET PHILADELPHIA ALSO BALANCES THE BUSTLE WITH GREEN ESCAPES. FAIRMOUNT PARK, ONE OF THE LARGEST URBAN PARK SYSTEMS IN THE COUNTRY, OFFERS MILES OF TRAILS AND PICNIC SPOTS. THE SCHUYLKILL RIVER TRAIL PROVIDES AN URBAN OASIS FOR RUNNERS AND CYCLISTS, AND RITTENHOUSE SQUARE SERVES AS A COMMUNITY BACKYARD IN THE HEART OF CENTER CITY.



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FOOD AS A LIFESTYLE

PHILADELPHIA'S FOOD SCENE IS LEGENDARY, AND IT GOES FAR BEYOND CHEESESTEAKS. THE READING TERMINAL MARKET SERVES UP GLOBAL FLAVORS UNDER ONE HISTORIC ROOF, WHILE FINE DINING ESTABLISHMENTS LED BY JAMES BEARD AWARD-WINNING CHEFS PUSH THE CITY ONTO THE NATIONAL CULINARY STAGE. FROM ITALIAN HOAGIES AND AMISH PRETZELS TO VEGAN CAFÉS AND CRAFT COCKTAIL LOUNGES, FOOD IN PHILLY IS NOT JUST A MEAL—IT'S AN EXPERIENCE.



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The Wellness Company



City to Coast

LOCAL CURRENTS

By Christian Shane Dougherty

Photos Credit Vai Services

COOL UNDER PRESSURE: JAMIE VAI'S TAKE ON BUILDING A BRAND THAT WORKS!

When you first meet Jamie Vai, owner of Vai Services, you're struck by a few things: his energy, his pride in his work, and most of all—his unwavering belief in doing things the right way. For Jamie, HVAC isn't just a job. It's the family business, the dream, and now a thriving local success story rooted in the heart of Delaware.

From Vision to Reality

"I was forced into it," Jamie admits with a laugh. "But I always dreamed of owning my own HVAC company." That dream traces back to the tender age of 9, when Jamie first began learning the trade from his father and grandfather—both skilled technicians in their own right. "I come from a long line of tradesmen. My grandfather, an Italian-American from New Jersey, owned an oil service and maintenance company. He trained my dad and uncle. Then, they trained me."

Despite spending more than 35 years in the industry, Jamie watched as companies he worked for benefited from his know-how and work ethic without sharing his vision. "I was letting other companies use my cape," he says. "Now, I'm keeping that cape for my own dream."

That dream became Vai Services, a name that not only reflects Jamie's heritage—"Vai" means "Go" in Italian—but also his relentless drive to move forward.



Jamie Vai — Owner, Vai Services

**HOW A
THIRD-
GENERATION
TECHNICIAN
TURNED
GRIT AND
LEGACY INTO
DELAWARE'S
FAVORITE
HVAC
COMPANY**



“IF YOU HAVE A BAD YEAR,
LOOK THROUGH THE
WINDSHIELD—NOT THE
REARVIEW.”

-JAMIE VAI

An Entrepreneurial Mindset

What makes Vai Services stand out? According to Jamie, it's all about visibility and community engagement. "Social media and brand awareness have been crucial. We've been voted favorite HVAC contractor four years in a row on Nextdoor."

He affectionately calls his loyal clients "cheerleaders" and credits them with helping build momentum for the company. "They shout our name every day online. I see website clicks in real-time." Jamie also rewards referrals and swears by grassroots marketing like yard signs to keep the buzz going.

"Being seen on a grassroots budget? That's the hustle," he adds.



Delaware Roots, Local Focus

Being born, raised, and rooted in Delaware gave Jamie a natural advantage when launching Vai Services. "People knew me, but they didn't necessarily trust the companies I used to work for. When I went independent, they showed up."

His advice to other local entrepreneurs? "Focus on your brand and your vision. A great website matters. But more importantly—know where your future clients are. Be in the Facebook groups. Listen. Show up."

It's that hyper-local, community-first approach that's helped Jamie thrive—and it's advice worth gold for any small business trying to find its place in the Delaware–Pennsylvania corridor.

Pushing Through

But it hasn't all been smooth sailing. "You'll grow in the first 1–3 years, then hit a wall," Jamie shares candidly. "Even with all your ducks in a row. It happens."

When asked how he handles these inevitable setbacks, Jamie gives the kind of answer only a seasoned entrepreneur would: "You just pull back a couple of steps to move one forward. If you have a bad year, look through the windshield—not the rearview."

Looking Ahead

Vai Services is now in its fifth year—and growing strong. Jamie is doubling down on brand visibility, staying ahead of product trends, and adapting to evolving customer needs. "We're small, but we're agile. That's how we stay the best at what we do."

And as for the legacy? It's clear that Jamie Vai is building something far greater than just an HVAC company—he's building trust, roots, and a brand that will no doubt inspire future generations.



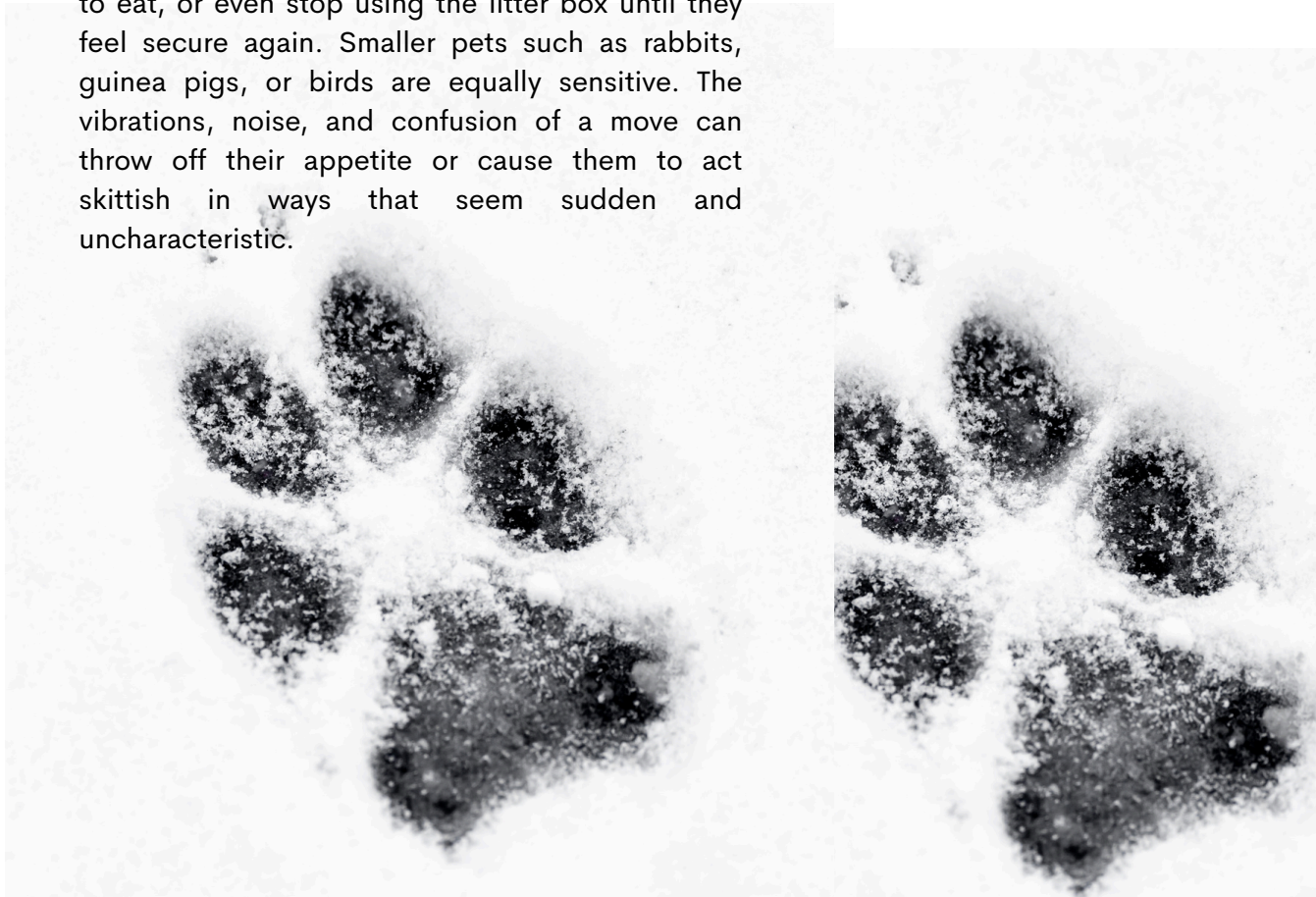
Pets & Moving: Helping Your Furry Friends Through the Transition



Moving into a new home is exciting for humans, but for pets, it can be confusing, stressful, and even scary. Animals thrive on routine and familiar surroundings, so a sudden change in environment can throw them off balance. Understanding how moving affects pets—and how to ease their stress—can make the transition smoother for the entire family.

For people, moving into a new house is usually a time of excitement and possibility. Fresh walls to paint, new rooms to arrange, and the anticipation of making the space feel like home often carry us through the stress of packing and paperwork. For our pets, though, the story is very different. To them, moving can feel disorienting, overwhelming, and even frightening. Their safe and familiar world vanishes overnight, replaced by strange smells, unfamiliar sounds, and new routines they didn't sign up for.

Dogs often react by becoming clingy or anxious. They may bark more, shadow their owners from room to room, or show signs of separation anxiety when left alone in an unfamiliar space. Cats, on the other hand, tend to withdraw. Their territorial nature makes change especially difficult, and it's not unusual for a cat to hide under furniture, refuse to eat, or even stop using the litter box until they feel secure again. Smaller pets such as rabbits, guinea pigs, or birds are equally sensitive. The vibrations, noise, and confusion of a move can throw off their appetite or cause them to act skittish in ways that seem sudden and uncharacteristic.





T

he signs of stress in pets can sometimes be mistaken for bad behavior. A house-trained dog that suddenly has accidents indoors or a cat that scratches a new sofa isn't acting out—they're expressing anxiety in the only way they know how. Changes in appetite, restless pacing, vocalizing more than usual, or destructive habits are all signals that your pet is struggling to adjust.

Helping animals through this transition takes patience and consistency. Maintaining familiar routines, such as feeding, walking, or playtime, provides reassurance that not everything has changed. Setting up a quiet room with a pet's bed, toys, and food can also act as a safe zone while the rest of the household is in motion. Once in the new house, it's best to let pets explore gradually, one room at a time, rather than overwhelming them with the entire space all at once. Bringing along their favorite blanket, bowl, or toy—something that smells like "home"—offers comfort in a way new furniture never could.



T

he truth is, moving is stressful for everyone, but it's also a powerful reminder that home isn't defined by walls or square footage. For our pets, home is wherever their family is. Once they realize their favorite people made the move too, the anxiety begins to fade. Before long, the dog will discover a new sunny spot to nap, the cat will claim a windowsill as their kingdom, and the house will no longer feel strange—it will feel like home.

At *City to Coast*, we believe moving stories aren't just about properties and price tags. They're about family. And that always includes the four-legged ones who curl up at our feet and remind us what home really means.

CITY TO COAST COMMUNITY FEATURE

One Day. **One State.** A Collective Act of Giving

For 24 hours each spring, generosity takes center stage across the First State.



Now in its tenth year, Do More 24 Delaware has become one of the most meaningful moments on Delaware's philambrepc, calendar. Since launching in 2016, the initiative has raised more than **\$12 million** for hundreds of nonprofits serving communities throughout the state.

On **March 5–6**, Do More 24 Delaware returns, inviting Delawareans to support the nonprofits that strengthen communities across the state – from education and health care to the arts, environmental protection, and essential human services.

Now in its **tenth year**, Do More 24 Delaware has become one of the most meaningful moments on Delaware's philambrepc calendar. Since launching in 2016, the initiative has **raised** more than **\$12 million** for hundreds of nonprofits serving communities throughout the state.

“**Delaware doesn't wait
make change. We lead it.**”

A Statewide Moment of Momentum

The event officially begins on the evening of Thursday, March 5, when the 24-hour giving window.

The kickoff is celebrated with an in-person launch gathering at **The Chancery Market in Wilmington**, where nonprofit leaders, community members, and supporters come together to mark the start of the statewide campaign.

As the evening unfolds, donations begin to flow and the collective momentum of the day takes shape across Delaware.

A Day That Belongs to Everyone

For one day each spring, giving becomes a statewide experience. Across **Delaware**, that collective spirit of generosity continues to make a lasting difference—strengthening organizations, uplifting communities, and proving that when a state comes together, meaningful change can happen in **just 24 hours**.

24 Hours.
Hundreds of Nonprofits.
One Delaware.

DO MORE DELAWARE 24

Delaware's 24-Hour Day of Giving

March 5–6
6 PM – 6 PM

Your donation may be **matched**.
Your impact may multiply.
Your community benefits.

DoMore24Delaware.org



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SPUR IMPACT



CITY TO COAST
MAGAZINE

**"PEOPLE ARE
ADDICTED TO
COFFEE...THAT'S A
GOOD BUSINESS
MODEL."**

**– HEATHER
THOMPSON**



GROUND ED IN FAMILY, POWERED BY COFFEE

BY CITY TO
COAST
MAG
PHOTOS BY
BERNIE'S
ESPRESSO
AND CSD

If you've strolled through Wilmington's waterfront market and caught the irresistible aroma of fresh espresso, chances are it led you straight to Bernie's Espresso. Inside, you'll find owner Heather Thompson running the show with a smile, a dash of sass, and enough caffeine to fuel the whole block. Her right-hand man? Brother Sean, who's part barista, part comic relief, and entirely invested in the daily grind—literally.

Named after Heather's grandfather (and, fun fact, her black cat), Bernie's isn't your cookie-cutter coffee stop. It's part local hangout, part West Coast coffee haven, and part treasure hunt for quirky merch and pastries that will ruin you for chain bakeries forever. We sat down with Heather—over, of course, a perfect latte—to talk beans, big dreams, and one epic road trip.

City to Coast: First things first, who is Bernie?

Heather: Bernie was my grandfather—my Papa. I loved the name so much I even gave it to my black cat. You'll see him in our logo. So, Bernie's is a little bit family history, a little bit cat tribute, and a lot of coffee.

C2C: You've got some serious animal-lover energy going on.

Heather: Oh yeah. At the moment, I've got a three-legged cat and a 100-pound dog. Life's never boring.

C2C: So, how long has Bernie's been serving up the good stuff?

Heather: In June, we'll hit our one-year anniversary.

C2C: What made you take the leap into coffee?

Heather: I love people. I love serving coffee. And let's be honest—people are addicted to coffee. That's a good business model.



Heather Thompson, Owner

C2C: Your beans have a West Coast connection, right?

Heather: Yes! When I lived in L.A., my friend Doug—he's been in the coffee biz forever—was always my "future roaster" in our little inside joke. Ten years later, I called him for advice, and it turned out he was ready to distribute his beans. He's now my co-owner and head roaster at Nice Coffee Roasters. We get deliveries once a week. The espresso blend comes from El Salvador, plus I keep things interesting with a dark roast, decaf, and rotating single origins.

C2C: Beyond coffee, what else is on the menu?

Heather: Local pastries from Hockessin's Hillside Bakery—croissants, scones, muffins. I also carry candles, and soon we'll have merch like t-shirts and hats. My brother-in-law designed the logo and is creating these small portraits of Bernie the cat in all kinds of funny scenarios. Those will be for sale too.



C2C: What's next for Bernie's?

Heather: I'd love to take over the space next door—add breakfast sandwiches, burritos, hash browns. Maybe even a mobile coffee cart for the area.

C2C: Let's talk about your Guinness World Record.

Heather: I held the record for the longest road trip in one country—37,000 miles in four months in a 2001 Subaru Outback. We hit 22 national parks. No Alaska or Hawaii allowed, so we zig-zagged the mainland like crazy.



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"BERNIE'S IS A LITTLE FAMILY HISTORY, A LITTLE CAT TRIBUTE, AND A LOT OF COFFEE."

– HEATHER THOMPSON



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C2C: What advice would you give to someone dreaming of opening their own place?

Heather: Be ready to work really, really hard. Hire good people. If it's a customer service business, you need to genuinely like people. And have a product worth coming back for. I've had regulars since day one.

C2C: And Sean? What's your role in the Bernie's universe?

Sean: [Laughs] Official coffee slinger, clean-up crew, and sometimes therapist for customers who need to vent. It's a lot of fun working with Heather, but it's also non-stop. You learn to move fast.

From West Coast beans to Wilmington charm, Bernie's Espresso isn't just a place to grab a cup—it's a place to linger, chat, and feel at home. Whether you're stopping in for your morning fix or discovering it for the first time, Heather and Sean have you covered—one perfect pour at a time!



A full-page background image showing a man and a woman in swimwear jumping from the side of a dark blue boat into clear turquoise water. The sun is high in the sky, creating a bright lens flare, and there are white clouds scattered across the blue sky.

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Elemental Ambition: The Spirit of What's Next

When we sat down with Milo Cox, brand ambassador of Element Whiskey, it was clear from the first sip of conversation that this wasn't just about spirits—it was about vision, culture, and carving a new lane in the world of Irish whiskey.

*Interview by City to Coast Magazine
Photos courtesy of New Era Spirits*



C2C: The name "Element" feels modern and different from the usual family-name Irish whiskey brands. Where did it come from?

Milo: We wanted something contemporary and innovative. Most Irish whiskeys are tied to family names, heritage, and tradition—which is beautiful, but not what we were going for. For us, "Element" is about being in your element. When you're sipping whiskey with friends, you're in that happy place. It's also about how whiskey is created: countless small elements coming together to create something greater than the sum of its parts. That's exactly what Element is—moments, details, and connections coming together.

"Heritage is beautiful, but we're about modern craft—whiskey for today's world."





C2C: You're young, building this in an old industry. What advice would you give other young entrepreneurs?

Milo: Just start. Don't hide behind books or endless planning. Put your idea out there. You'll learn so much faster by actually being in the industry, talking to people, testing ideas. Even if you bend the truth a little to see if there's interest—do it. Take risks, because time moves on either way. In Ireland, going against the grain isn't always easy. But in places like Philadelphia, I've been blown away by how welcoming people are. They see a young guy trying, and they want to help.

C2C: What sets Element apart from giants like Jameson?

Milo: We're craft. Jameson and Tullamore do an amazing job paving the way and educating new markets. But we're about complexity and boutique style. For example, our blend combines single malt and single grain Irish whiskeys, matured in bourbon, Oloroso sherry, and American oak casks. The result? Smooth, approachable, with layers of flavor. And then we also do single malts matured in Madeira, Moscatel, and bourbon casks—more fruit-forward and bold.

C2C: Tell us about your brother and how this all started.

Milo: Whiskey has always been in the background of our family life. Growing up, I ran a small cordial business, so food and beverage was always around us. My brother Fionn studied food-making entrepreneurship in college, so this path really fit. He entered the Jameson graduate program, and through that built connections in the whiskey world. Fionn (co-founder) is the "brains" of the business side, while one of our partners is more of the whiskey craftsman.

C2C: Where can people find Element today?

Milo: We're in 14 international markets already. Across mainland Europe—Switzerland, Belgium, France—and on the U.S. East Coast in Massachusetts and Philadelphia. We're also in Nigeria and Kenya. And we're focusing heavily on emerging markets like India, Vietnam, and China, because by 2050, Africa alone will hold a third of the world's working population. That's massive growth potential. And, we are now the 4th largest Irish whiskey in Nigeria!

C2C: What's next for Element?

Milo: Growth and permanence. In the next couple of years, we want to secure our own distillery and expand deeper into the U.S. Our goal is permanent listings in state stores like Pennsylvania, and then growth in New York and Boston. We're small, but scrappy—and that's our strength

C2C: One last fun one—what's something people wouldn't know about you and your brother?

Milo: (laughs) Well, we're both massive sports guys—grew up playing soccer, Gaelic football, and hurling. That's one reason I love Philly; the sports culture here feels like home. And here's a fun fact: Fionn's middle name is Bungani, which is Zulu. When he's in Africa, people sometimes just call him Bungani.

"Element is about being in your element—those happy places when you're sipping whiskey with friends."







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When life gives you lemons... make pasta salad. This zesty, colorful dish is the ultimate "bring-to-the-party" hero — light enough for the beach, bold enough for the backyard, and just fancy enough to impress that neighbor who "doesn't usually eat carbs." Bursting with fresh veggies, bright herbs, and a tangy lemon-balsamic dressing, it's summer in a bowl — and proof that the best things in life are served chilled.

CITRUS & CHILL: A FRESH TAKE ON PASTA SALAD

12 oz rotini or farfalle pasta (cooked al dente, rinsed, and cooled)

1 cup cherry tomatoes, halved

1 cup cucumber, diced

1 yellow bell pepper, diced

1 small red onion, thinly sliced

½ cup kalamata olives, sliced

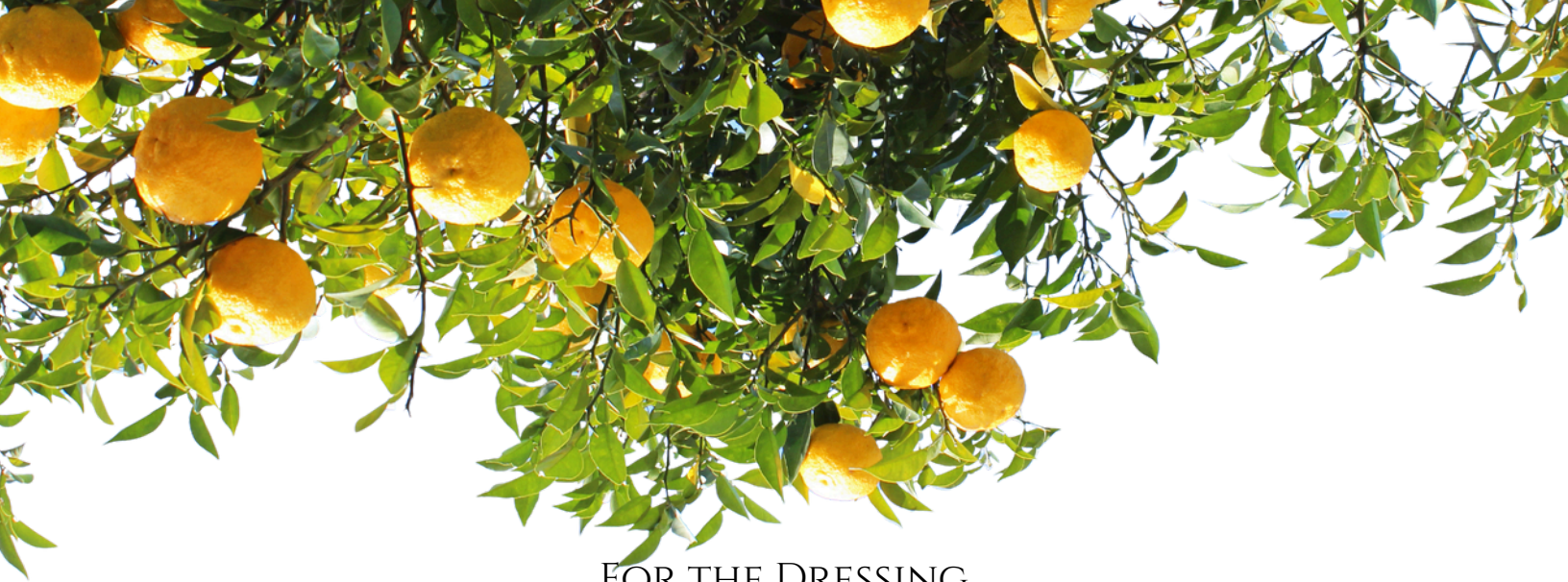
1 cup broccoli florets, lightly steamed and cooled

½ cup fresh parsley, chopped

¼ cup fresh basil, roughly torn

½ cup feta cheese (optional but delicious)





FOR THE DRESSING

¼ cup extra virgin olive oil

2 tbsp balsamic vinegar

Zest and juice of 1 large lemon

1 tsp honey or agave (to balance acidity)

1 clove garlic, minced

½ tsp salt

¼ tsp black pepper

INSTRUCTIONS

Cook the pasta: Boil pasta to al dente, drain, rinse with cold water, and set aside.

Prep the veggies: Chop and prepare all vegetables while pasta cools.

Mix the dressing: In a small bowl or jar, whisk together olive oil, balsamic vinegar, lemon juice, lemon zest, honey, garlic, salt, and pepper.

Combine: In a large mixing bowl, toss pasta with the veggies, fresh herbs, and olives. Pour over the dressing and mix well.

Chill: Cover and refrigerate for at least 30 minutes for the flavors to meld.

Serve: Top with crumbled feta and a drizzle of extra balsamic before serving for that perfect tangy kick.



Senior Living *Reimagined*

Ivy Creek
Gracious Retirement Living

300 Franklin Drive
Glen Mills, PA 19342
610-981-2740

COMPASSION IN ACTION

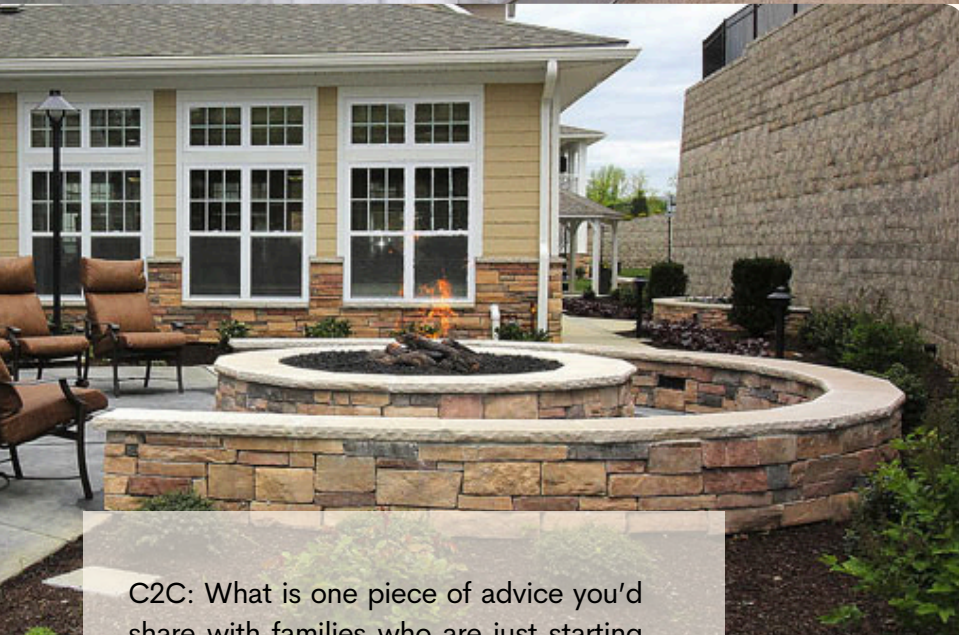
When you step into the world of Ivy Creek Gracious Retirement Living in Glen Mills, Pennsylvania, you're welcomed into more than just a community—you're embraced by a place where hospitality meets heartfelt connection. With live-in managers who pour coffee at meals, invite conversation, and truly become part of the daily rhythm, Ivy Creek's residents enjoy a lifestyle that balances comfort, independence, and genuine care.



We sat down with Diana Pearce, the warm-hearted Sales Coordinator at Ivy Creek, whose passion brings that sense of genuine home to life.

"I honestly feel that my residents are my family."

BY CITY TO COAST
PHOTOS: IVY CREEK



C2C: What inspired you to get involved in senior living, and what continues to drive your passion for the work you do?

Diana: I needed to do something where I felt I was making a difference. Assisting individuals and their families in improving their quality of life gives me a real sense of fulfillment. It's about fostering social interaction and helping prevent the decline that can come from isolation. I honestly feel that my residents are my family!

C2C: What is one piece of advice you'd share with families who are just starting the journey of exploring care options for a loved one?

Diana: Before involving your loved one, I suggest visiting potential communities on your own first. This allows you to objectively assess the environment, ask sensitive questions, and gather all the information you need. You know your loved one better than anyone—you'll know what they'll be comfortable with. Once you've narrowed it down, schedule a visit and share a meal with your loved one at your top two choices.



HOME

C2C: What makes Ivy Creek a uniquely special place for residents and their families?

Diana: Ivy Creek operates with a flexible, resident-first approach. Financial statements aren't required for our monthly rentals, which keeps things simple and accessible. We provide on-site live-in managers, three freshly prepared meals each day, an emergency medical device with GPS technology and 24/7 live response, weekly housekeeping, utilities, transportation, and a full calendar of activities. Plus, with on-site home care, physical therapy, and occupational therapy, residents can truly age in place. Ivy Creek really is a supportive community where residents feel cared for and connected.

Takeaway:

From chef-prepared meals and live-in managers to enriching amenities like libraries, theaters, and elegant common spaces, Ivy Creek offers a lifestyle that clearly feels more like home than just housing. And with Diana guiding families through the process, it's no surprise that comfort, confidence, and heartfelt connection are at the heart of every visit.

For More Information:

Ivy Creek Gracious Retirement Living
300 Franklin Dr, Glen Mills, PA 19342

Contact: Diana Pearce, Sales Coordinator

☎ 610-981-2740



St. Jude patient **Misheel**,
brain cancer
pictured with her family



Every child deserves to **live their best life and celebrate every moment.**

Misheel walked down the stairs of St. Jude Children's Research Hospital® sporting a bright smile as she carried a bag bursting with colorful balloon figures that she created to share with other patients, doctors and nurses. Despite her battle with brain cancer, Misheel, 11, has refused to let her illness keep her from spreading joy to others.

Misheel was diagnosed in July 2023 after experiencing several months of insatiable thirst. "She wasn't sleeping well during the night; she was so tired during the day," her mother, Undrakh, recalled. A doctor's visit and tests revealed tumors in her brain. Misheel was referred to St. Jude, where she has received treatment including chemotherapy and radiation therapy. "St. Jude means a lot to us, it has become a loving family," said Undrakh. Since she became a patient at St. Jude, Misheel not only learned to master balloon twisting, but is now learning to be a ventriloquist. She aspires to be a doctor or a nurse, just like those at St. Jude.

St. Jude provides customized care for some of the world's sickest children regardless of their race, ethnicity, beliefs or ability to pay. We won't stop until no child dies from cancer.



Learn more
about Misheel.

stjude.org

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House
Hunting
in
Delaware:
A
Realtor's
Playbook

Buying a home isn't just about square footage and closet space—it's about finding where your story fits. And in Delaware, where you can brunch in Wilmington and still make it to the beach before your coffee cools, the search is half the fun. Let's break it down, pro-style, with just enough wit to keep things moving.

Know Thy Neighborhoods

Delaware may be small, but don't let the size fool you. Each pocket has its own personality.

Wilmington: City energy, commuter-friendly, and yes—plenty of coffee shops for those who “work from home.”

Newark: A college-town heartbeat with just enough edge to keep it lively.

The Beaches: Where time slows down, flip-flops are currency, and sunsets practically come with the deed.

Pro tip: Pick your vibe before you pick your paint colors.

Numbers Don't Lie (But They Do Change Fast)

The Delaware market moves quickly. Homes here can vanish faster than a boardwalk French fry in seagull territory. Translation? Get your financing in order before you even think about touring. A pre-approval letter is your golden ticket.

The Delaware Advantage

Here's the part no one complains about: no sales tax and some of the lowest property taxes around. Buy a home here and you're not just getting four walls—you're keeping more dollars in your wallet for furniture, vacations, or, let's be real, your first “welcome home” party.

Why You Need a Realtor (Not Just Zillow)

Sure, you can scroll listings at 2 a.m. in your pajamas, but a seasoned realtor knows the backstory:

Which neighborhoods are about to pop.

Where the hidden gems are hiding.

And which houses look “dreamy” online but smell like wet basement in real life.

DELAWARE

“Numbers Don't Lie (But They Do Change Fast)”

WHY YOU NEED A REALTOR WHEN BUYING A HOME

STRAIGHT FORWARD, SERIOUSLY, NO KIDDING, FACTS

#NOFLUFF

MARKET EXPERTISE

REALTORS KNOW THE NEIGHBORHOODS, PRICING TRENDS, AND HIDDEN GEMS THAT DON'T ALWAYS APPEAR ONLINE. THEY'LL TELL YOU WHEN A HOME IS WORTH IT—AND WHEN TO WALK AWAY.

ACCESS & ADVANTAGE

NOT EVERY PROPERTY IS LISTED ON ZILLOW. REALTORS HAVE ACCESS TO THE MLS AND “COMING SOON” LISTINGS, GIVING YOU FIRST PICK IN A COMPETITIVE MARKET.

NEGOTIATION POWER

FROM OFFERS TO REPAIRS, A REALTOR FIGHTS FOR YOUR BEST INTERESTS AND OFTEN SAVES YOU MORE THAN YOU COULD ON YOUR OWN.

PAPERWORK & PROTECTION

CONTRACTS, DISCLOSURES, AND INSPECTIONS CAN BE OVERWHELMING. REALTORS GUIDE YOU THROUGH EVERY STEP, MAKING SURE NOTHING GETS MISSED.

THE BOTTOM LINE

SURE, YOU CAN BUY A HOUSE WITHOUT A REALTOR. BUT WHY RISK IT? HAVING A PROFESSIONAL IN YOUR CORNER MEANS LESS STRESS, MORE PROTECTION, AND PEACE OF MIND AS YOU UNLOCK THE DOOR TO YOUR NEW HOME.





HORO

SCOPE

SUMMER

This spring, the stars urge patience, clarity, and heart-led communication. As Mercury twists its way through miscommunications and emotional depth, the zodiac signs are each called to reflect, revise, and re-center. Whether you're navigating love, finances, or friendships, remember: sometimes, the universe whispers — and sometimes, it makes you wait. Here's what this summer holds for you.

♈ ARIES (March 21 – April 20)

Feeling like your name got left off the guest list? Don't worry, Aries — some things just get lost in the mail or caught in the spam folder.

♉ TAURUS (April 21 – May 21)

Family conversations could veer into surprising territory. Let others take their time to say what they mean — and do the same.

♊ GEMINI (May 22 – June 21)

Even your silver tongue may stumble now, Gemini. You could blurt out something that goes wrong. The remedy? Thoughtfulness. Shape your words with care.

♋ CANCER (June 22 – July 23)

Before diving into big financial plans, give yourself the gift of time. Not everything may be as it seems. Some key details may be missing, so proceed with caution.

♌ LEO (July 24 – August 23)

First impressions pack a punch this summer. Whether you're making bold moves or playing it cool, Leo, the way you present yourself can shift your path in unexpected and rewarding ways.





♍ VIRGO (August 24 – September 23)

Your inner compass may feel a bit off-kilter, Virgo. The world around you seems less predictable, and your instincts may lead you down strange new roads. That's okay.

♎ LIBRA (September 24 – October 23)

Friendships might hit a patch of miscommunication. Even your legendary balance and charm won't prevent a few crossed wires.

♏ SCORPIO (October 24 – November 22)

When it comes to your career, actions speak louder than words. Choose thoughtful communication, especially with higher-ups, Scorpio.

♐ SAGITTARIUS (November 23 – December 22)

This isn't the summer for smooth sailing — at least when it comes to travel. Expect a few hiccups, from lost reservations to forgotten chargers.

♑ CAPRICORN (December 23 – January 20)

Feelings run deep, Capricorn, and you may be tempted to spill your heart. Just make sure the timing and setting are right. Let your actions show how much you care.

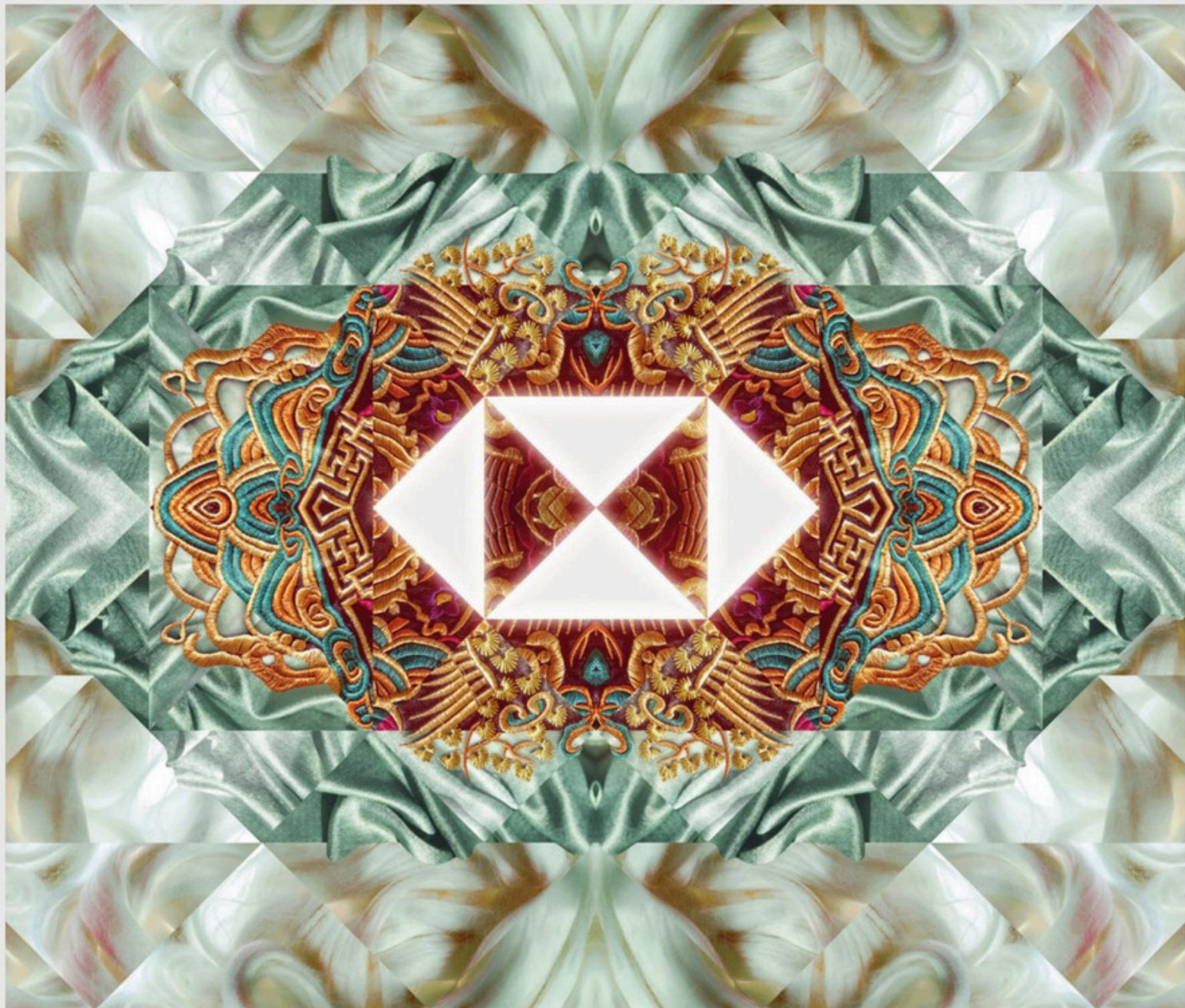
♒ AQUARIUS (January 21 – February 19)

Relationship talks may take a surprising turn. Before diving into a serious conversation, give it some space. Let the dust settle.

♓ PISCES (February 20 – March 20)

Work projects may feel murky, Pisces. Directions may be vague, and detours are likely. Stay grounded and roll with the changes. Your creativity and adaptability are your secret weapons.

By Madam Lichtenstein
Astrologer & Author | The Cosmic World



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Together we thrive

GET READY!

DELAWARE BEACHES: SUN, SURF & SOUTHERN CHARM



Few places along the East Coast pack as much variety into their shoreline as Delaware. From lively boardwalks to quiet, tucked-away stretches of sand, the First State's beaches are destinations in their own right—drawing travelers from D.C., Maryland, Pennsylvania, and beyond. Here's a tour of the coast's must-visit stops and what makes each one unforgettable.



Rehoboth Beach – “The Nation’s Summer Capital”

Rehoboth Beach is Delaware’s quintessential seaside town—bustling, colorful, and always full of life. Its iconic one-mile boardwalk sets the stage with old-school arcades, saltwater taffy stands, and family-owned restaurants that feel like they’ve been around forever. This is the place where nostalgia meets modern vibrancy.

Nicknamed “The Nation’s Summer Capital,” Rehoboth has long been the warm-weather retreat for D.C. residents looking for an easy coastal escape. The crowds are diverse—families, couples, and LGBTQ+ visitors all find a welcoming community vibe here. Beyond the surf and sand, visitors can enjoy free summer concerts at the Rehoboth Beach Bandstand, the acclaimed Rehoboth Beach Independent Film Festival, and craft brews from local favorite Dogfish Head Brewery.





Dewey Beach – Party Vibes Meet Sandy Escapes

Just a stone's throw from Rehoboth lies Dewey Beach—a stretch of sand that lives and breathes energy. Despite its compact size (just one mile long and two blocks wide), Dewey can host tens of thousands on a summer weekend.

Famous for its nightlife, live music venues, and buzzing beach bars, Dewey is where younger crowds come to play. Annual traditions like the skimboarding championships and Greyhounds Reach the Beach add unique flair to the summer calendar. Yet it's not all parties and late nights—the wide beach is family-friendly, offering plenty of space to stretch out, swim, and soak up the sun.





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BEHIND THE LENS

DAVID HEITUR



**"I'VE BEEN INTO DRAWING AND
PAINTING SINCE I WAS A CHILD, SO
I FEEL A DRAW TO COLOR
COMBOS AND SHAPES WHEN I
FRAME IMAGES."**



On Inspiration and Vision

C2C: Your work blends storytelling and style beautifully—what sparks your creative vision before you even pick up the camera?

David: Thank you. My inspiration can come from many different areas. Since childhood, I've been drawn to drawing and painting, so I naturally see color combinations and shapes when framing images. Most of my storytelling actually comes after the framing. My communication with directing isn't always direct, but that allows me to guide my subjects toward creating the image I'm seeking.



**"WITH DIGITAL
PHOTOGRAPHY, I CAN
REVIEW INSTANTLY—
AND KEEP GOING UNTIL
I CAPTURE THE BEST
IMAGE."**

Capturing Personality and Emotion

C2C: How do you make sure your photos really reflect the personality and emotions of the people you're working with?

David: The beauty of digital photography is the instant review. I can keep exploring angles and expressions until I find the image that truly resonates. This process helps me capture personality and emotion more authentically.



Inspired by a Region
Between City & Shore
C2C: City to Coast
celebrates life between
Wilmington and the shore.
What makes this region
inspiring to you as an artist?
David: I love that I can go
from the city to the beach in
under two hours—and
everything in between. The
bridges, farmland, and
diverse landscapes spoil me
with variety. It's not only
visually inspiring, but it also
brings me a wide range of
clients, each with their own
story to tell.

**"I'M SPOILED
HERE—CITY,
SHORE,
BRIDGES.
FARMLAND—SO
MUCH VISUAL
VARIETY IN ONE
REGION."**







Spring Entertaining Tips

KEEP THE MENU SIMPLE – THINK GRILLED PEACH CROSTINI, CHARCUTERIE BOARDS, AND FRESH SEASONAL SALADS.

SERVE SIGNATURE COCKTAILS – TRY PEACH BASIL SPRITZES, WATERMELON MINT MARGARITAS, AND CUCUMBER ELDERFLOWER COOLERS.

SET THE SCENE – USE SOFT STRING LIGHTS, LINEN TEXTURES, AND FRESH FLORALS FOR EFFORTLESS STYLE.

CREATE A RELAXED VIBE – CURATE A PLAYLIST WITH COASTAL COOL BEATS AND NOSTALGIC SUMMER FAVORITES.

PREP AHEAD – CHOOSE DISHES AND DRINKS YOU CAN MAKE IN ADVANCE TO STAY STRESS-FREE.

FOCUS ON FLAVOR & FUN – LESS PERFECTION, MORE PERSONALITY—KEEP IT FRESH, CASUAL, AND VIBRANT.

Don't Appétit



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