

MAGNOLIA MONTHLY

REAL LIFE. REAL ESTATE. ALL THINGS LOVELY.

Hallmark Christmas Movie Plot Generator

choose one from each column

Dist. by Universal Uclick © John Atkinson, Wrong Hands

big city	lawyer	returns to her small town at Christmas time	to inherit something	and magically falls in love	with a sensitive guy in plaid
career- oriented	writer		to enter a folksy contest		with an old flame
recently single	baker		to stop some corporate closure		with some guy and his dog
world weary	interior designer		to save the family business		with a single dad and his precocious child
with the wrong guy	early 2000s actor you forgot about		to appease their sassy friend or widowed parent		with Christmas, the town and some guy

...and also the only old man in town might actually be the real Santa Claus.

© John Atkinson, Wrong Hands • gocomics.com/wrong-hands • wronghands1.com

WELCOME!

I am so glad you are here! Pull up a chair, grab some coffee, and stay a while. Whether it's 3 minutes or 30, my hope is that Magnolia Monthly and its contents bring you inspiration and joy!

INSIDE THIS ISSUE:

- WHERE HALLMARK FALLS SHORT P. 1-2
- FAMILY FUN ZONE P. 3
- FEBRUARY BIRTHDAYS P. 3
- VALENTINES WORD SEARCH P.4
- STORY FROM THE STREET P. 5-6
- SOCIAL MEDIA STORIES P. 7

Where Hallmark Falls Short

It's February. The month of Valentine's Day. And it's easy to get caught up in the Hallmark version of how love is portrayed. Whether it's a card. A movie. Or a song. Messages about love are everywhere. Don't get me wrong. I love a good Hallmark movie.

But so many of the messages fall incredibly short.

And in falling short, we are left short-changed of what true, authentic, selfless, life-giving love TRULY is.

A few years ago, one of our pastors was giving a sermon and quoted Chip Ingram's definition of love:

Love is giving someone what they need the most, when they deserve it the least, at great personal cost.

Listing again.

Love is giving someone what they need the most, when they deserve it the least, at great personal cost.

Think about that for a minute. What would it look like, if instead of walking through life with our heads down, focused on just our own “stuff”... if we looked up. And we really SAW people. And in the seeing, we meet needs. Not just when it’s convenient or only if there’s recognition. But in the times where it may not even make sense. Or it can’t be reciprocated. And it requires sacrifice.

I had coffee with a friend not too long ago, and we were talking about what it means to love well in the hard places. Where it’s not easy or comfortable. And after I left, that sermon our pastor preached came to mind.

Hallmark would tell you that love looks like a careerwoman who is too busy for love, but she has to move to a small town where a handsome local bachelor teaches her about the true spirit of the holiday season. {Enter every Hallmark movie ever.}

But I like Chip Ingram’s version better.

The former English teacher in me had a thought: What if the verb in Chip Ingram’s quote was changed ever so slightly... moving from a definition, to an actionable list?

Once an English teacher, always an English teacher I guess :)

So, then, what does love do?

According to Chip, “Love GIVES someone what they need the most, when they deserve it the least, at great personal cost.”

You see, so much of this statement creates context of what and when and how. But, when all is stripped away, what does love actually do?

It GIVES.

It GIVES someone what they need the most.

It GIVES patience.

It GIVES kindness.

It GIVES of our trust.

It GIVES perseverance.

It GIVES protection.

It GIVES hope.

It GIVES up our pride as we take a posture of humility.

It GIVES up our own desires as we instead seek the best for others.

It GIVES up jealousy and rather cheers others on.

It GIVES up an account of wrongs and replaces it with grace.

Deep, deep grace.

If any of this sounds familiar, you’ve probably heard it at a wedding. Or read it in your bible... 1 Corinthians 13. The chapter that, when Ellie was little, she’d refer to as “The Book of Love” and ask us to read it to her.

Love GIVES because love SEES.

Our house is currently a mess... items sprawled everywhere as kids got back from a retreat. I’m prepping some fun swag bags for Jacob’s lacrosse team, and... well... life. LOL This morning, though, I got out of bed, and in the midst of all the chaos, and this note from Ryleigh took my breath away...

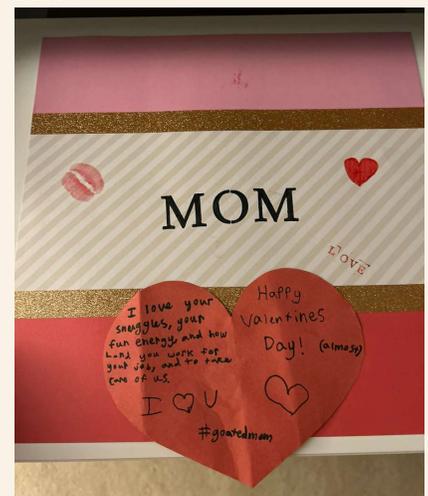
Can I tell you about my Ryleigh and her heart? She saved up and GAVE up her money to buy her sister a concert ticket. She GIVES up her seat at lunch with friends sometimes to sit with a little boy who would otherwise be alone. She is quite simply incredible.

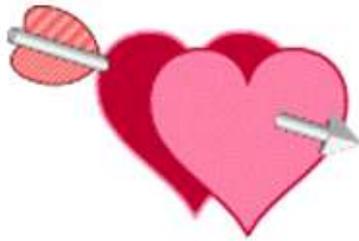
She GIVES... because she knows they will bring joy. And maybe even a little hope.

Love sees.
Love does.
Love GIVES.

Love well.

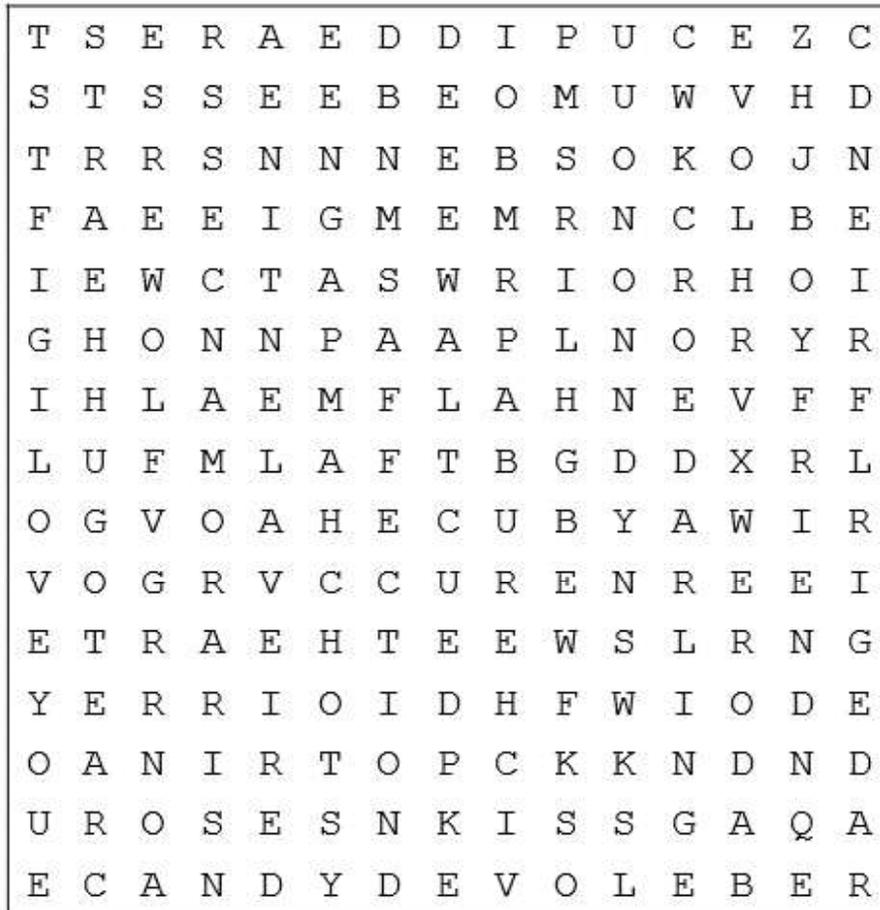
Stacy





Valentine's Day

February 14th



ADORE
AFFECTION
ARROW
BE MINE
BELOVED
BOYFRIEND
CANDY
CHAMPAGNE
CHERUB
CHOCOLATE

CUPID
DARLING
DEAREST
FLOWERS
GIFTS
GIRLFRIEND
HEARTS
HUG
I LOVE YOU
KISS

LOVE
PINK
POEM
RED
ROMANCE
ROSES
SWEETHEART
VALENTINE



Family Fun Zone!

February Trivia

Question:

Q: Who was the first athlete in history to be drafted by FOUR professional leagues?

Everyone who texts or emails in the correct answer by the last day of this month will be entered into a drawing for a \$25 gift certificate to Amazon. Good luck!!

January Trivia Question:

Q: : How many sides does a snowflake have?

A: 6

Congratulations,

Allison Smyth

Sudoku

		1				9	7	
			4	9			1	3
	6	9		3	1			
								8
5	8							7
			5	8	7	3	6	1
		8		4				
	7		6	1			8	
		5	8		2	1		9



HAPPY BIRTHDAY!!



Here are the February birthdays from our friends of Magnolia Monthly. If you have a birthday in February and don't see your name on this list, please email or call us so that we will include your birthday!

- | | | | | | |
|-------------------|-----|---------------------|------|------------------|------|
| Averie Persaud | 2/1 | Michelle Ingram | 2/7 | Luke Chaffman | 2/18 |
| Darcy Westcott | 2/1 | Michelle Talley | 2/7 | Griffin Herzfeld | 2/18 |
| Henry Cedillo | 2/1 | Piper Santana | 2/7 | Laila Terrell | 2/20 |
| Vince Petrolle | 2/1 | Juliana Armacost | 2/7 | Rogan Saah | 2/20 |
| Blaire Guard | 2/3 | Julie Katon | 2/8 | Zion Sesay | 2/23 |
| Christian Downey | 2/3 | Chris Shullenbarger | 2/8 | Maddie Graziano | 2/23 |
| Kelly Dean | 2/3 | Julie Maxsell | 2/9 | Brooklyn Baldwin | 2/24 |
| Owen Farley | 2/3 | Jen Scorpo | 2/12 | Kamryn Baldwin | 2/24 |
| Aiden Winkler | 2/4 | Cinthea Neuheisel | 2/12 | David Corob | 2/25 |
| Max Cedillo | 2/5 | Frankie Weaver III | 2/13 | Urooj Fatima | 2/25 |
| Carrie Hoffman | 2/6 | Amy Robinson | 2/14 | Carol Decker | 2/26 |
| Christine Cole | 2/6 | Hannah Valdez | 2/15 | Katelynn Cabrera | 2/27 |
| Ellie Cole | 2/6 | Kalia DeGiorgio | 2/16 | Melissa Knoepfle | 2/28 |
| Rayah Burge | 2/6 | Matthew Ganley | 2/17 | Shannon Musser | 2/28 |
| Jerry Delescavage | 2/7 | Cody Santana | 2/17 | | |

STORY FROM THE STREET...

The Pause Before the Move

February has a funny way of slowing everything down.

And this year, it hasn't just slowed things down — *it's locked them in place.*

For the last couple of weeks, we've lived under a hard ceiling of cold. Thirty-two degrees has felt like a luxury. Seven inches of snow followed by three inches of ice didn't melt — it set. Side streets turned into something between snow and concrete. Snowcrete. Solid. Unforgiving. Not going anywhere fast.

You don't glide across that.
You don't rush through it.
You move with intention... or you don't move at all.

Winter does that — not just to roads, but to people.

Life slows. Schools close. Routines disappear. Days blur together. Too much time inside. Too little movement. The sun disappears before dinner. Motivation gets heavy. You can feel that low-grade winter weight settle in... not dramatic, just dull. Inactive. Paused.

February doesn't scream at you.
It quietly presses pause.

And that pause can either freeze you... or prepare you.

In real estate, it looks the same way. Buyers hesitate. Sellers wait. Everyone wants "just a little more clarity." Rates. Inventory. Spring. Life.

But after more than a decade on the street in real estate, here's what I know to be true:

The pause isn't inactivity. It's preparation — if you use it right.

Because while a lot of people are waiting, the serious ones are still moving.

And I don't mean theoretical serious.
I mean boots-on-the-ground serious.

In just the last few weeks, we've had three listings hit the market and go under contract within the first five days.
Two of them with multiple offers.

We've showed property to buyers... sometimes with lead walks and steps untouched. Written offers... some in multiple offer situations (and won!).

In February.
In snow.
In ice.

That doesn't happen by accident.

It happens because when conditions are tough, only the real buyers show up.

Picture it.

Wind blowing straight into your face. Snow coming at you sideways. Cheeks red from sub-freezing air. Hands buried deep in your pockets. Boots crunching across refrozen snow just to get from the car to the front door. If you're willing to head out in that — you're not browsing.

You're not a spring "looker."
You're not killing time.
You're not a tire kicker.

You're serious.

Those are the buyers who write clean offers.
Those are the buyers who make decisions.

Those are the buyers who actually close.

Spring brings volume.
Winter brings intent.

That's why, if you're thinking about selling, right now is not a bad time — it's a selective one. And selective markets can strongly favor sellers.

You're not competing with a flood of listings hitting the market all at once. You're not lost in a weekend full of open-house tourists. You're not sorting through people who "might do something this year."

You're dealing with buyers who:

- Have financing lined up
- Have already committed mentally
- Are motivated enough to push through miserable conditions

That's leverage.

I saw it again recently with a thoughtful first-time buyer couple. We were walking into showings bundled up, breath visible before the heat even kicked on, floors cold under our feet.

Nothing about the conditions screamed go time.

And yet, they weren't rushing. They weren't panicking.

They were paying attention.

At one point, one of them said: "We don't want to make a move just to make a move." Exactly.

February doesn't reward reckless motion. It rewards clarity.

They found the house. Not flashy. Not nstagram-perfect. But right. Because they'd done the work during the pause, they recognized the opportunity immediately.

Offer written. Strategy tight. Emotions in check.

Win.

And here's the part people don't always see:

That win didn't happen *in* February. It happened *because of* February.

The conversations.

The planning.

The patience.

The trust.

The same applies to sellers.

When someone tells me, "We're thinking about listing in the spring," my response is simple: Let's talk now.

February is when we prepare the ground before it thaws. This is when we price with data instead of hope. When we walk the house with a critical eye. When we decide what actually matters — and what doesn't. When we build the story before the sign ever goes in the yard.

So when March hits and inventory surges, you're not slipping around on half-melted ice. You're standing on solid ground.

This is the Impact way.

No panic.

No chasing the market.

No waiting just because everyone else is.

Just intention.

Winter slows life down for a reason. It exposes who's coasting and who's committed. It reminds us that progress doesn't come from motion alone — it comes from purposeful motion.

So if you're thinking about making a move... If you're wondering whether now is "too quiet"...

Remember this:

Serious buyers don't wait for sunshine. They show up in the snow.

And when they do... that's when the pause turns into opportunity.

SOCIAL MEDIA STORIES

A round up of fan favorites!

Stacy Rochfort Delisle
February 5 at 6:55 PM · 🌐

When your almost 16 year old discovers an up-and-coming artist on Spotify, and her little sister works hard and saves up the money to buy her a ticket for her birthday... you go to the concert on a school night.

Because sixteen is sweet, sisterly bonds are awesome, and memories are forever ❤️

Carole Longstreth McKee, Charity Marshall and 102 others · 13 comments

Stacy Rochfort Delisle
January 29 at 8:08 AM · 🌐

Honored. Humbled. Grateful. ❤️

I don't ever track numbers. It's not my heart and it's not how my brain works.

I just simply LOVE what I do... and love what my work ENABLES me to do. I love my community... my clients... that every day is different. I love that I can prioritize my family WHILE still working hard for my clients.

I love new challenges, that each purchase or sale is different, and that I am invited in to be a part of someone's story. The opening and closing of chapters... a metaphor not lost on this former English teacher.

So truly... I am honored. And humbled. And grateful. I could "feel" it was a busy year, which I LOVED! But really never know about any of this. Top 2% is pretty cool though 😊

If you're looking to make a move... serving you would be my joy ❤️ Let's chat. 😊

STACY DELISLE
ASSOCIATE BROKER
IMPACT MARYLAND REAL ESTATE

301-646-9625 (c)
240-815-0890 (o)
Stacy.Delisle@gmail.com

Impact Maryland Real Estate and Stacy Delisle, Realtor
January 28 at 7:47 PM · 🌐

THE TOP 2%!!! 🏆 ... See more

Kate Rochfort Saunders, Shannon Musser and 103 others · 79 comments

Stacy Rochfort Delisle
January 31 at 10:00 AM · 🌐 Winter Sparkle · YokoFlow · 🌐

What does Saturday morning look like?

Time catching up on some odds and ends ✅

20 mi on the Peloton ✅

Charcuterie prep for this afternoon's open house... YOU BET!!! 🍷🍷🍷

See you 4-6pm at 3225 Thornapple Dr in the Woodlands!!

But first.... Heading out to see I do his thing in his playoff game 🏈🏈🏈

Charity Marshall and 15 others · 5 comments

Stacy Rochfort Delisle
February 1 at 3:28 PM · 🌐

#Champs!!! 🏆🏆🏆

An overtime heartattack... but an amazing game and season! Can't wait for spring season and summer tournaments! Let's GOOOOOOO!!!!

Carole Longstreth McKee, Charity Marshall and 44 others · 19 comments

MAGNOLIA MONTHLY

REAL LIFE. REAL ESTATE. ALL THINGS LOVELY.

3295 Prices Distillery Rd.
Ijamsville, MD 21754
240-815-0890



For Inquires AND Referrals contact:

stacy.delisle@gmail.com

Or Call/Text to 301-646-9625

Testimonials from *Magnolia Monthly* Members...

I cannot say enough positive things about my experience buying and selling with Stacy. She listened, communicated honestly, and provided excellent advice during the most stressful moments. She holds a strong understanding of the Maryland real estate market and helped me make a huge transition in a short amount of time. Don't be fooled by her kindness because she is total bulldog when she needs to be during negotiations. Look no further, you've found the BEST around!

★★★★★ Megan H.

This newsletter is intended for entertainment purposes only. Copyright 2026 Magnolia Monthly. This information is solely advisory, and should not be substituted for medical, legal, financial or tax advice. Any and all decisions and actions must be done through the advice and counsel of a qualified physician, attorney, financial advisor and/or CPA. We cannot be held responsible for actions you may take without proper medical, financial, legal or tax advice.