

DECEMBER 2020

VOLUME 03

# TALK OF THE TOWN



## Reflecting back on 2020

President and CEO Raffo Wimsett looks back on 2020 and moving forward into the New Year.

## TCBT Updates and Holiday Recipes

Check out what's been happening at your favorite hometown bank and enjoy some yummy recipes!

WWW.MYTCBT.BANK

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# A NOTE FROM OUR PRESIDENT

As we wind down 2020, I think we can all agree that this year has been unlike any other. The Covid-19 pandemic has controlled our lives in so many ways for much of the year and we are not out of the woods yet.

We continue to deal with the disruption and how we and our families go about our daily activities including everything from work, school, grocery shopping and even hanging out with our friends and family. All the while, we were asked to wear masks, practice social distancing, wash our hands and stay home when we can.

At work we are asked to refrain from having lunch with other employees, continuously disinfecting our work area before and after contact with anyone and closing our office doors. That is not the normal work atmosphere for our employees or our customers who we like to treat as friends and family. But we are all doing what needs to be done, while keeping the health and safety of our community as a priority!

We have done our best to continue to provide high quality services to our customers. Our on-line products are second to none and offer safe and secure options for conducting banking business. We appreciate that our customers have embraced our on-line service options, drive-thru and visits to our lobbies "by appointment" until it is safe to open them again. We were pleased to be able to provide PPP loans for over 150 of our local businesses, and we are ready to assist our businesses to ensure that our community will continue to grow and thrive! We have also had the opportunity to assist lots of our customers by providing mortgage financing and refinancing in 2020.



The good news is that our efforts are working, and we can't let our guard down now! We are hopeful that with the approval and distribution of a vaccine, life as we knew it will get back to normal by mid-year 2021.

Please know that your Board of Directors and Management Team appreciate everyone for your efforts and commitment to Town & Country Bank and Trust Co. during this very difficult and challenging year.

Let us continue to support each other and "We will get through this together"

**Raffo Wimsett**  
President and CEO

# MORTGAGE LOANS, GRANTS, AND A NEW YEAR...

*Written by: TCBT Mortgage Department*

With the many unknowns still present in the Covid-19 environment, talking with a Town & Country Bank and Trust Company mortgage lender about your current mortgage needs is extremely important now. It is still the perfect time to look at your purchasing and/or refinancing options.

We are ready for the New Year and are prepared to help our customers with all their mortgage needs. The demand for housing is still strong due to continued record low mortgage rates, and with different generations spending more time at home, the desire to invest in a more stable physical asset is going to continue into the New Year.

With the economy facing challenges from the coronavirus pandemic, the housing market has been showing strength as many homeowners have taken advantage of historically low mortgage rates. Our mortgage team and executive leaders are continuing to research and watch the housing market and are very hopeful that the mortgage rates will remain flat over the next year from the third quarter of 2020 to the end of 2021. At the start of 2020 customers were able to finance a 30-year mortgage with an average rate of 3.725% and now we are at an average of 2.71% at the start of December 2020.

*Chart based on The Primary Mortgage Market Survey conducted by Freddie Mac:*



# START YOUR ONLINE MORTGAGE APPLICATION TODAY!

The CDC and Health Department guidelines for social distancing and limiting face to face contact will continue to be something we face in 2021. But we are prepared! Our mortgage lenders are here and have made the mortgage application process as easy as we possibly can. We now offer our "My Mortgage Application" through our [mytcbt.bank](https://mytcbt.bank) website. This allows our borrowers the ability to apply for a TCBT mortgage online! This process has been made to simplify the customer's process to begin their application and to submit their information in a safe and secure manner. This also allows the applicant to scan documentation to the lender more quickly and more clearly than a traditional fax. Once your application is submitted, you will be contacted by a member of the mortgage team for next steps in your mortgage process. This is a perfect way to get pre-approved for a home purchase or to see what refinance options you have. The online mortgage application can be used for any mortgage product Town & Country Bank offers including conventional fixed and adjustable rate mortgages, FHA, VA, and USDA/Rural Housing loan programs. We were very excited to launch our online mortgage application in November as this was a way to continue to make applying for a new mortgage easy, convenient, and safe!

For the past couple of years, we have hosted a Homebuyers Workshop in Nelson County and Anderson County in the first quarter of the year to help answer common questions for applying and finalizing a mortgage loan.

We plan to continue that tradition in 2021 with either the traditional meet and greet or a virtual broadcast. Also, the first quarter of the year historically has brought excitement for homebuyers with the Federal Home Loan Bank of Cincinnati Grant Money. This Grant allows a new homebuyer to use up to \$5,000 (\$7,500 for Veteran homebuyers) in grant money to help with closing costs, escrow setups, and down payment. One of the items we cover in the homebuyer's workshop is the importance of getting pre-approved when looking at purchasing a new home. We always suggest homebuyers looking to take advantage of the Grant money get pre-approved before the Grant money is released in March due to the funds being on a first-come, first-serve basis.

This year has been about learning and adapting to the new "normal". Communicating with our customers and helping them obtain the best mortgage product to fit their needs is still top priority for our mortgage team. Town & Country Bank continues to evolve with you.

Please know and trust that we are here to help you and even though COVID-19 may have our lobby doors closed at the moment, the Best Mortgage Lenders in Nelson County are still here, every day, working for you. Making an appointment to meet with a mortgage lender is simple by calling 502-337-6400. We have and always will appreciate your business.



\*Wealth Management Products are not FDIC-insured, not guaranteed by the Bank, and may lose value.

# INVESTING IN A "NEW YOU" THIS

## *New Year!*

**Written by: Corey Monin-  
Client Relationship Manager**

While 2020 has been a challenging year for most, one would not necessarily realize everything we've been through by just following the stock market's performance. With hopes of an effective vaccine rolling out and the economy recovering, investors have sent stocks to all-time highs as the S&P 500 is now up 14% this year through November. While most of the performance is being driven by a handful of the top technology companies, investors are now wondering will stocks continue to push higher and close out the year strong with a Santa Clause rally? Nobody knows for certain how markets will behave over a short period of time, but investors can take important steps now to ensure they are properly positioned to meet their needs and goals over the long-term.

### **Inspired in part by the 12 Days of Christmas, here are 12 items an investor should review heading into the New Year:**

- 12- Identify your needs and goals
- 11- Review all assets and debts
- 10- Assess your incomes and expenses
- 9- Review your risk tolerance (especially given the market volatility in 2020)
- 8- Ensure a proper asset allocation
- 7- Meet with your financial professionals
- 6- Maximize your retirement account contributions
- 5- Take required minimum distributions (requirement waived for 2020 due to the CARES Act)
- 4- Review tax loss harvesting opportunities to reduce capital gains
- 3- Make charitable gifts
- 2- Update estate planning documents (will, power of attorney, beneficiaries, etc.)
- 1- Have a Prosperous New Year!

**Happy Holidays from Town & Country  
Bank Wealth Management!**

**NOVEMBER 1-  
DECEMBER 31**

**LEARN MORE AT:  
[MYTCBT.BANK/PERSONAL/BANKING/MERRY-MONEY-SWEEPSTAKES](https://mytcbt.bank/personal/banking/merry-money-sweepstakes)**

  
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**GIVE THE GIFT OF MONEY THIS HOLIDAY SEASON DURING THE...**

# Merry Money Sweepstakes!

**HERE'S YOUR CHANCE TO WIN \$2,500 WHEN YOU USE ZELLE® IN THE TCBT APP!**

NO PURCHASE, ACCOUNT, OR ZELLE® TRANSACTION NECESSARY TO ENTER OR WIN. MAKING A PURCHASE OR USING ZELLE® WILL NOT IMPROVE YOUR CHANCES OF WINNING. THE MERRY MONEY SWEEPSTAKES IS OPEN TO LEGAL RESIDENTS OF THE 50 U.S. AND D.C., WHO HAVE REACHED THE AGE OF MAJORITY IN THEIR STATE OF RESIDENCE (18, EXCEPT IN AL & NE 19 AND MS, 21), AND BUSINESSES THAT ARE LOCATED WITHIN THE 50 U.S. OR D.C. VOID OUTSIDE THE U.S., IN PUERTO RICO, AND WHEREVER ELSE PROHIBITED BY LAW. SWEEPSTAKES BEGINS AT 12:00:01 AM ET ON 11/01/20 AND ENDS AT 11:59:59 PM ET ON 12/31/20. TOTAL ARV OF ALL PRIZES: \$40,000. ODDS OF WINNING DEPEND UPON THE TOTAL NUMBER OF ELIGIBLE ENTRIES RECEIVED. FOR ENTRY DETAILS AND OFFICIAL RULES, SEE [WWW.MERRYMONEYSWEEPSTAKES.COM/RULES](https://www.merrymoneysweepstakes.com/rules). SPONSOR: FIDELITY INFORMATION SERVICES, LLC, 601 RIVERSIDE AVE., JACKSONVILLE, FL 32204.

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ASK ABOUT OUR

# STUDENT CHECKING!

NO fees, NO minimum balance,  
access to the TCBT Mobile App,  
and so much more!



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Bank and Trust Co.



# HOLIDAY BLOOD DRIVE A SUCCESS

EMERSON BALLARD, EVP  
CHIEF LENDING OFFICER,  
DONATES BLOOD TO GIVE  
THE GIFT OF LIFE THIS  
HOLIDAY SEASON.

In the midst of a pandemic, the Nelson County community stepped up and SAVED LIVES this Holiday Season. If you would like to donate and give the gift of life, keep an eye out for our next blood drive in 2021!

**28 pints of  
blood  
donated = 84  
lives saved!**



# LOCAL BANKS COME TOGETHER FOR ANGEL TREE

WILSON & MUIR BANK & TRUST CO., WESBANCO,  
LINCOLN NATIONAL BANK, AND ABOUND CREDIT  
UNION JOINED US IN PARTNERSHIP WITH  
BARDSTOWN MAIN STREET, TO RAISE FUNDS FOR  
OUR LOCAL ANGEL TREE PROGRAM.

Together we were able to raise over \$4,000 and spread Christmas Cheer to  
local Nelson County families. We all love the communities that we serve!



**Town & Country**  
Bank and Trust Co.



**LINCOLN**  
NATIONAL BANK



# THANK YOU!



**TCBT WINS  
BEST  
CUSTOMER  
SERVICE!**

THE STAFF OF TOWN & COUNTRY BANK AND TRUST CO. WOULD LIKE TO SAY "THANK YOU" TO ALL OF OUR CUSTOMERS AND FRIENDS FOR VOTING US "BEST CUSTOMER SERVICE" IN LAWRENCEBURG. THIS IS SUCH AN HONOR, AND WE WILL CONTINUE TO SERVE YOU IN THE SAME WAY IN THE YEARS TO COME.

WISHING YOU ALL A VERY MERRY CHRISTMAS AND A  
HAPPY HEALTHY NEW YEAR.

TOWN & COUNTRY BANK AND TRUST CO.  
LAWRENCEBURG STAFF

# BAKE YOUR DAY

*With these TCBT Holiday Recipes!*





# PEANUT BUTTER BALLS

Provided by- Gina Blanford

## Ingredients:

- 4 cups Powder Sugar
- 1/2 tsp. salt
- 1.5 cup Creamy Peanut Butter
- 2 oz. paraffin
- 2 stick of butter
- 1 tsp. vanilla
- 1 (12 oz.) pkg. semi-sweet Chocolate Chips

## Instructions:

1. Melt butter and Peanut Butter in a pan. add in sugar, salt and vanilla until smooth.
2. Shape into 1 inch balls
3. Melt Chocolate Chip and paraffin in a double boiler.
4. Dip balls into chocolate mixture.
5. Place on waxed paper until set.

# SMOKY LINKS

Provided by- Barbara Blair

## Ingredients:

- 5 pkgs. of Eckrich Smoky Links (Original Flavor- breakfast sausage)
- 1 cup of Red Currant Jelly\*\*
- 1/2 cup of French's ordinary yellow mustard
- Margarine

## Instructions:

1. Brown sausages in a frying pan with a little margarine.
2. Drain links on paper towels to get rid of excess grease. Once cool, cut links in half
3. For the sauce- Mix Red Currant Jelly and French's yellow mustard and heat until all of the jelly has melted.
4. Add sausages to the sauce and keep warm in a crock pot.

**\*\*Available at Kroger**



# COOL WHIP COOKIES

Provided by- Julie Beavers

## Ingredients:

- One box of any flavor cake mix
- 1 (8 oz.) tub of cool whip
- 1 egg
- Powdered Sugar

## Instructions:

1. Combine Cake mix, cool whip and egg in a mixing bowl.
2. Using a teaspoon, drop cookie in a bowl of powdered sugar covering the "dough".
3. Remove from powdered sugar and place on a cookie sheet.
4. Bake at 350 degrees for 12-14 minutes.
5. Let cookies cool before removing from cookie sheet.

**\*A note from Julie-"Red Velvet or Chocolate Cake Mix are my favorites!"**



## BANKING CENTERS

### MAIN OFFICE

201 North Third St.  
Bardstown, KY 40004

### JOHN ROWAN BANKING CENTER

90 John Rowan Blvd.  
Bardstown, KY 40004

### NELSON PLAZA BANKING CENTER

237 Nelson Plaza  
Bardstown, KY 40004

### NEW HAVEN BANKING CENTER

148 South Main Street  
New Haven, KY 40051

### LAWRENCEBURG BANKING CENTER

1102 Bypass South  
Lawrenceburg KY, 40342



**Town & Country**  
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Visit us on the web  
[www.mytcbt.bank](http://www.mytcbt.bank)

Call us  
Toll-Free: 1-877-813-3282  
502-348-3911

