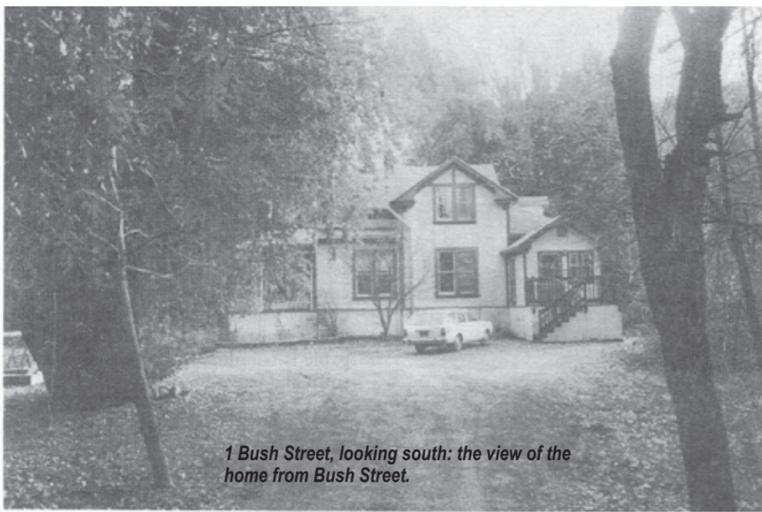


# REAL ESTATE SECTION



The house at 1 Bush Street in 2012, looking west towards the eastward-facing home.  
Photo by Maureen Moore



1 Bush Street, looking south: the view of the home from Bush Street.

1 Bush Street built in 1904

The house now located at #1 Bush Street was originally at the corner of West San Francisco and McKinley St. and built for Luther S. Baechtel and his family. Luther S. Baechtel was the youngest son of Samuel Baechtel, one of the first settlers in the valley. Luther was born at the family ranch in 1879 and later inherited the land. In the 1890's, he tried his luck at gold digging in Alaska, but returned to the Little Lake Valley near the turn of the century, becoming involved in ranching and real estate. In January of 1904, he joined the firm of Irvine and Muir Lumber Company, being in charge of the bookkeeping department. In 1903, he married Turbery Simonson, a local teacher and the daughter of another early settler of the valley. Mr. Baechtel also served on the Willits Board of Trustees, serving two years of his term as chairman or mayor of the board. The house is significant because of its association with Baechtel and is little changed by its move.

Though the house now at #1 Bush Street was moved from its original location, it still retains its original character, and in fact has its same orientation, the

front of the house facing east, instead of north and toward Bush Street.

The two story house has both Queen Anne and Eastlake Stick decoration. The house has a high gable roof that is parallel to Bush Street and a second, slightly lower gable line, facing towards the street. The house built by W. H. Pierce is similar to the one he built for Henry Bowen at 72 Humboldt Street. The house has a curved, wrap-around veranda with the same slanted fence work enclosing the veranda, for example. The Baechtel house is noteworthy for its witch's hat tower to the right of the front gable and is one of the few houses in Willits with a tower. The main gable is covered in patterned shingles while the rest of the house is covered in narrow shiplap boards. The gable facing Bush Street has returned box cornices, as does the main front gable. Instead of shingles, however, this gable is decorated with plain stick work. The roof of the house and of the veranda is finished with boxed cornices, sloped soffit and a plain wooden frieze.

## Now and Then

1 Bush Street: Willits' relocated, sideways, witch-hat-topped historic Victorian

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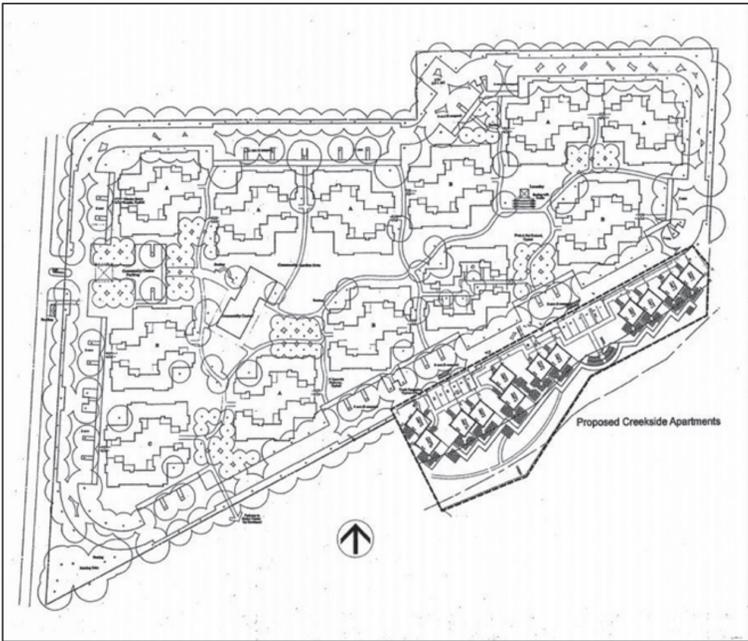
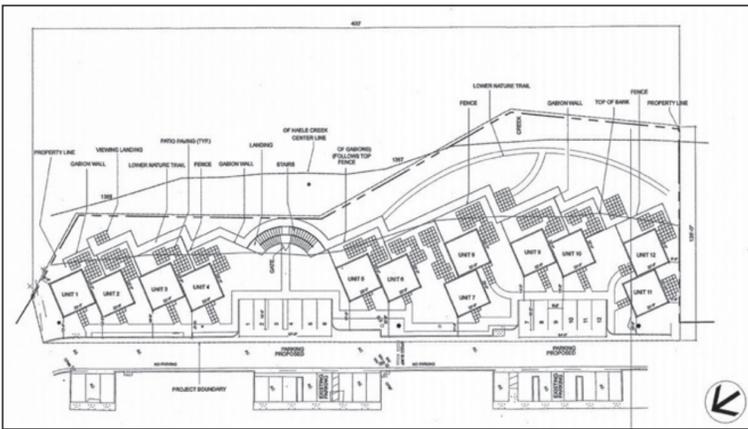
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These documents are from the application to the Willits City Council for a zoning change so Redwood Meadows can add 12 efficiency apartments to their senior housing development. The color image shows the perimeter of the existing property. The new 500-square-foot units would be added west of Haehl Creek where the property line zags east, north of the Senior Center garden area. The bottom two schematics show further details of the initial proposal for the new units.

# Redwood Meadows Senior Housing development gets zoning change OK for 12 new units



The Willits City Council approved a zoning change last week so the Redwood Meadows Senior Housing development can add 12 efficiency apartments to 1.1 vacant acres of its existing property on Baechtel Road. City staff found no significant issues with the zoning change or their initial study of the project, and the council members approved the change unanimously. (see Willits Weekly's front page story this week for more details.)

**Jennifer Poole**  
Editor & Reporter  
jennifer@willitsweekly.com

Housing is scarce in Willits right now, as the real estate market has swung up again. Rentals are not easy to find, either, and senior housing is no exception.

According to the application for the zoning change, which cited "the clear need for additional senior housing apartments," Redwood Meadows has been "fully occupied for many years - with a waiting list."

Redwood Meadows is the biggest senior housing development in Willits, with 101 units, ranging from studios to large 2-bedroom apartments. Located on Baechtel Road right next to the Harrah

Senior Center, the four-plex cottages in the development, owned by TCC Properties, were built in 1988.

The new 500-square-foot apartments would be located on the east side of Redwood Meadows, along Haehl Creek. One of the conditions of the zoning change is that any new development "shall not extend further toward Haehl Creek than the currently maintained area represented by the existing fence line."

Other conditions would require that riparian vegetation not be removed without written approval from the California Department of Fish and Wildlife, and that all future external lighting, for security, safety or landscape design purposes, be shielded, downcast or positioned in a manner which will prevent direct glare.

In an October 2016 story, Willits Weekly reported that all the local senior housing developments had waiting lists for those wanting to move in, some as long as 14 months to two years. Given the large number of units at Redwood Meadows, residential property manager Libby Siekkel explained at the time, the waiting list to move in there is usually not as long as for the other Willits senior housing developments - and can be "just a matter of months." But Siekkel did recommend that those 55 or older who are interested fill out an application and put in a \$100 refundable deposit.

In addition to Redwood Meadows, other senior housing facilities in the Willits area include Lenore Street Senior Housing, Baechtel Creek Village (behind the Evergreen Shopping Center), and the Golden Rule Senior RV Park, south of Willits. Oak Glen Apartments (at the end of Holly Street) and Oak Creek Apartments also rent to seniors, although they are not designated as "senior housing."

# Simplify fall leaf cleanup

Apple pie, pumpkins and blooming chrysanthemums are symbols of autumn. But nothing signals the arrival of fall more than the millions of leaves that begin to cascade from the trees as the temperatures dip.

Many people feel nothing is more beautiful than the yellow, red, purple and orange leaves that coat neighborhoods and countryside each fall. But in spite of their beauty, leaves might be a nuisance to homeowners tasked with removing the growing piles of them from their lawns. Those with large oak and maple trees in front of their homes understand the seemingly endless work of leaf removal.

As the days begin to grow shorter and colder, these changes trigger a hormone release in trees, prompting them to drop their leaves. This chemical message causes the formation of abscission cells where the leaf stem meets the branch, say botanists at the Missouri Botanical Garden. So rather than merely dropping off of trees when the wind blows, the leaves actually fall off deliberately.

Left untouched, fallen leaves can contribute to lawn problems such as poor aeration, mold growth and moisture issues. Leaves also can cause staining on driveways and walkways. Prompt removal can help prevent any problems. To make faster and easier work of leaf removal, keep these tips in mind.

• Mow over thin leaf coverage. If only a few leaves have fallen, use a mulching mower to shred the leaves until they are small enough that they won't suffocate the lawn. The small pieces will decompose in the lawn, reintroducing nutrients as a result.

• Use an ergonomic leaf rake. Ergonomic rakes can prevent back and arm pain, much in the way that ergonomic shovels do when shoveling snow.

• Invest in a quality leaf blower. Using a rake is good exercise, but homeowners with large properties might want to use a leaf blower. These machines can dislodge leaves from bushes and hard-to-reach crevices, and they work faster than rakes.

• Use a tarp. Rake or blow leaves onto a tarp and then drag the tarp to the curbside or to the back of a truck for proper disposal. Special leaf scoopers enable you to grab more leaves if they need to be picked up and transported. Otherwise, you can use the covers from two garbage cans to achieve a similar effect.

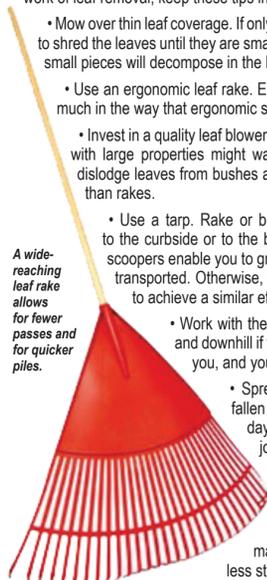
• Work with the wind. Rake in the direction the wind is blowing and downhill if your property slopes. This way it will be easier on you, and you won't be working against Mother Nature.

• Spread out the job. Do not attempt to remove all fallen leaves in a single day. Schedule a few cleaning days during the season to make lighter work of the job than if you tried to do it all at once. Keep in mind that leaves will continue to fall throughout the season, and you may need to spend a few days removing leaves from your yard.

Removing leaves is a large part of fall home maintenance. Employ these tips to make this task less strenuous.



These hand-held yellow "leaf grabbers" make quick work of leaf piles.



A wide-reaching leaf rake allows for fewer passes and for quicker piles.

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# 'Walnut getters'

These photos of Western grey squirrels – one of them enjoying a freshly harvested walnut – were taken by Willits resident Doug Brown on Monday. There's a tree in his neighbor's back yard where the "walnut getters," as Brown calls them, like to sit and eat the nuts.

Western grey squirrels, despite their name, can also have brown, black, tan, and even red coloration, like the one eating the walnut.

Western grey squirrels feed mainly on seeds and nuts, most especially acorns and pine nuts, but as "generalist" feeders they'll eat some fungi, berries, new tree buds in the spring, and sometimes insects too. Squirrels take full advantage of fall nut season, fattening themselves up with oily nuts to get through the winter, when they're less active and there's less food.

Western grey squirrels are "scatter-holders," hiding caches of nuts in the ground. Although squirrels use their memory and their noses to find their hidden caches, some are never retrieved – and become seedlings the next spring.

– Jennifer Poole



COLUMN | How's the Market?

## The difference between real and personal property, and why it matters

It continues to be a seller's market. Home prices are rising, and rates are still at historic lows. As I'm thinking about real estate and trying to help folks get what they expect out of a transaction, it occurred to me that one area that can cause a lot of heartache is confusion about real versus personal property.

Real property is real estate – the land, the structure, and whatever is permanently attached. Personal property is anything you can pick up and walk away with. Now, if this were really as simple as I've described, I'd be writing a very short column. The confusion occurs in the gray area between the two.

For example, an in-ground swimming pool is real property. A doughboy swimming pool is personal property. A custom-built hutch that fits perfectly in an alcove and looks attached is only real property if it is attached to the house. Plants

in a garden are real property, unless they are in pots that can be carried away – then they're personal property. A hose affixed with a clamp that is part of an irrigation system is real property, but a garden hose that screws onto a spigot is personal property. Windows are real property; the tailor-made window treatments are personal.

Why does this matter? When you buy or sell a home, real property is automatically included in the transaction. Personal property is not. Purchase agreements must explicitly name any personal property for it to be included in the purchase. If the house has an in-ground pool, be sure your offer says ... includes all swimming pool equipment." If the listing agreement outlines what is included, your offer can refer to that agreement with a statement like, "includes all personal property specified in listing agreement." If there is any question, spell it out. The hot tub looks permanent, but it isn't. Now is not the time to save on paper.

While I'm thinking about it, you should also make sure you're getting the real property

### Read the rest of Property

Over on Page RE5

COLUMN | Real Estate Beat

## Home insurance – important basics

Every homeowner is thinking about homeowner's insurance now in view of the recent disasters happening locally and in many parts of the country. If you're not thinking about it, some friendly advice: You should be.

I recently spoke with a fire victim and two homeowner insurance agents, Eric Mehtlan of Willits and Rob at Mark Davis Insurance in Ukiah, to get information for this article – in addition to my own knowledge as both a real estate agent and homeowner. Here's the scoop.

My friend, who lost her home in the recent fire, told me she is living in her office for the short term. She lost her home and everything in it, as she escaped with what she could quickly throw in the car. Her insurance company is requesting a detailed list of the contents of the house right down to items of clothing, furniture, art, electronics, etc., including the value at time of purchase and dates of purchase (read on).

This should tell you that you need to keep an inventory of virtually everything in and outside your house, within reason. Eric told me one easy way to do this is with pictures or, better yet, a video that you can even make on your phone. In addition it's helpful to have other documentation like construction invoices, deeds, receipts for appliance purchases etc. and important documents in a safe place. Since many home safes including gun safes, burned in the latest intense fire, you should consider a bank safe deposit box. If you can download your video or pictures onto a CD, DVD or flash drive, do that and store that in your safe deposit box or some other safe place off the premises, even "the cloud" (or someone else's computer). Perhaps send a copy to a trusted relative or friend.

If you have unpermitted structures, make sure your insurance company does not require building permits in order to cover your loss.

By the way, store your will and trust documents in your safe deposit box too. If you don't have a will or trust – do that! Don't deny that you are going to die someday and decide that "someone else will take care of it." If you die without a will and/or trust, the state will determine who gets your property, your dog, your house, your bank accounts and investments.

Go through your house with your phone or video camera and mention each item, laying out clothes items on the bed and photographing them and noting how many of each. Inventory your tools, furniture, appliances and other items of value. Very personal items like family photos might not have "insurance value" – just saying. Insurers want actual receipts for expensive items if you expect to get "actual cash value" minus depreciation. Don't forget to include the value of remodels to your house.

Remember, the more documentation you have, the better chance you will have of collecting if you experience a loss. Don't make extravagant claims for losses, or you may risk being labeled as filing a fraudulent claim and get little or nothing. Credit card companies can provide documentation of the purchase value of some items.

Crop insurance is another issue. Many people in this area have value in timber on their land. Timber is not included in homeowner's insurance coverage. Consult your insurance agent if you need crop or timber insurance.

One aspect of home owner insurance is liability coverage. This covers things like injuries suffered by yourself, a visitor or someone working on your property. Confirm that contractors who work on your property are insured. Consider having an attorney draw up some sort of "waiver of liability" for handymen and others who work on your property to sign. If you or your tenant have a pet, especially a dog, you want liability insurance in case that pet does damage or injures someone. If you are a landlord, don't ignore the huge liability of tenants with dogs!

Today's insurance companies use something called a "brush mapping system" to determine density of brush and trees on a property, when they evaluate requests for insurance coverage. Many insurers want a minimum clearance of brush, high grass – and even trees – of 150 feet from structures. Downhill brush should be at least 200 feet from structures. These requirements will likely tighten up over the next year, I was told.

Make sure your homeowner's insurance policy has "code upgrade coverage" so if you have damage, the cost of new construction will be upgraded to current code as a part of your coverage.

Flood insurance is a separate cost and policy. It may be required to cover landslides and mud slides, as well as flooding. Earthquake insurance is also a separate policy. Read the fine print to understand what the deductible is, and make sure you will still be covered if a large number of claims are filed in your area. Some slick-wily companies absolve themselves of covering claimants if large number of claims are made in the same area. Always be aware of "acts of God or war" escape clauses in your policies. Ask your insurance agent to point out these loopholes and how to fix them, if possible.

The most important asset is your life and that of others, including your pets and livestock. Always be prepared to evacuate quickly. Have a "grab-and-go bag" ready with cash (including small bills), medications, a change of clothes, can opener, toiletries, pet stuff, and whatever you would need to get along. Always have that bag packed and ready to grab in an accessible place. Have a first aid kit in your car, and consider a fire extinguisher too.

Happy survival wishes to you, dear reader.

Bill Barksdale has been a real estate agent in Willits for over 25 years. He can be reached at Coldwell Banker Mendo Realty Inc.: 707-489-2232 or bark@pacific.net.

COLUMN | Numbers by Nick

## The proper structure for your business

Happy November, neighbors!

People starting businesses make up much of our community.

One of the first – and most critical – decisions business owners face is choosing a business structure.

Determining the proper structure for your business, whether it's a sole proprietorship, partnership, limited liability company (LLC), or corporation will depend, in part, on the:

- Type of products or services your business will provide
- Ownership structure
- Tax implications
- Need to protect the business from certain liabilities.

Begin by considering the following factors:

- Complexity – If you're starting out with a relatively small investment of capital, and few or no employees, a simple structure, like a sole proprietorship or partnership may be appropriate for your needs.
- Risk and Liability – Businesses that are inherently risky or may be subject to suits or litigation can benefit from a business structure that protects the owner's personal assets from business claims, like a limited liability company (LLC) or other types of corporations as S-Corps.
- Taxes – How taxes are paid and by whom is another important consideration. Taxes on

business profits for partnerships, LLCs, and sole proprietorships are all reported on the personal income tax returns of their owners, who must pay income taxes on all net profits. Corporations differ in that they pay corporate taxes at special rates on any profit at year-end. By establishing an S corporation, a special type of corporation created through an IRS tax election, eligible corporations can avoid double taxation (once to the corporation and again to the shareholders).

• Raising Investment Capital – A corporate structure also provides the option to sell shares in your business to raise capital that can be used to reinvest in and grow the business

As many of you are considering starting a business, or have a successful business, or a hobby that you wish to take to the next level, I want to introduce you to a local treasure ... the West Company.

Here is a brief description of the West Company from Executive Director Mary Anne Pettillo: West Company is a nonprofit, business development organization focused on providing microenterprises throughout Mendocino County with education, and resources they need to build a thriving business in today's economy. They provide free one-on-one business consulting and training workshops that help you get your business started and ready to grow.

West Company is Mendocino's Small Business Development Center (SBDC) and Women's Business Center (WBC). West Company has two locations: 760 B Stewart Street, Fort Bragg, and 185 East Church Street, Ukiah.

Call them today at 707 964 7571 or sign up at [www.westcompany.org](http://www.westcompany.org) to get started!

As always, my doors are open to discuss concepts, design and strategies.

Thank you, and Happy November, here come the holidays!

Nicholas Casagrande, EA, is an accountant and a financial advisor. His firm, NC Financial Group, is a wealth management firm serving individual clients as well as small-to-medium-sized businesses. Client work includes personal and corporate taxes, investment planning, insurance, and real estate. NC Financial Group's Willits office is located at 675 South Main Street, contact 855-240-6600 or nicholas@ncfinancialgroup.com (taxes) or Nicholas.Casagrande@Cetera.com (investments) for more information.

### The rest of Property | From Page RE4

you mean to purchase. Go back and read that "Preliminary Title Report." It includes things like the owner's name, any liens on the property, and the assessor's parcel number. Double-check the title of the property and the location. If you are buying more than one parcel, make sure they are both listed on the offer! Talk to your Realtor and/or title company representative about the legal description.

If you're not sure about the boundary lines on a property, you can always hire a surveyor. This is rarely needed, but if you're buying a ranch, for example, and there's a dispute about whether the well is on your side of the property line or your neighbor's, you need to know.

As long as you are working with a competent Realtor, you should be fine. Just follow these guidelines: Understand the difference between real and personal property and make sure your purchase agreement lists the entire property for sale and is explicit about any personal property to be included.

If you have questions about real estate or property management, please contact me at [selzer@selzerrealty.com](mailto:selzer@selzerrealty.com) or visit [www.realtyworldselzer.com](http://www.realtyworldselzer.com). If I use your suggestion in a column, I'll send you a \$5 gift card to Roland's Bakery. If you'd like to read previous articles, visit my blog at [www.richardselzer.com](http://www.richardselzer.com).

Dick Selzer is a real estate broker who has been in the business for more than 40 years.

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Move to the country! This 2 bedroom 1 bath home is located just outside of town on over an acre of land. Large shop on the property great for storage and your hobbies! Home is set back off the road in Laytonville. **\$219,900 Reduced Price**

41 acre property with custom 2 bedroom 1 bath home w/ 2 bonus rooms. Privacy abounds! **\$465,000**

Covelo -1 bed 2 bath log home on 35.7 acres with a beautiful wrap around porch. One of a kind property nestled in the foothills of Round Valley. **\$859,000**

Fabulous spot to open up or move your current restaurant. Great visibility. **\$299,000 Reduced Price**

Vacant lot for extra parking is available for sale adjacent to the restaurant. **\$75,000**

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3870 Muir Mill Road - Listed at \$465,000

Are you seeking the perfect retreat? Magical and sunny, south-sloping, 41-acre property located minutes from downtown Willits and Hwy. 101. This gem features a custom 2 BD/1 BA home with 2 bonus rooms, skylights, open floor plan with wood and tile floors. Stunning views, fruit trees, seasonal creek and two ponds with a 2-room cabana by the main pond. Off grid (solar, spring water, propane, generator) with high-speed Internet. Privacy abounds!

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Offered for sale by  
**Tony Ford**



Property Feature:  
**3590 Chinquapin Drive, Willits**

Price: \$674,500  
MLS Number: 21712456

This two-bedroom, two-bathroom home features 1,800 square feet of living space situated on a 52-acre lot in Pine Mountain. Featuring end-of-the-road privacy and an automatic gate entrance, this gardener's estate also allows for on-the-grid living and features several upgrades, including a custom Viking range, custom fireplace and wood floors. Open meadows and breathtaking views can be seen from the property, which also features a fully powered shop, a deep-water well, and several ideal gardening sites – everything one would need for remote living, but close to civilization!

Offered for sale by Tony Ford (Lic: 01406167)

Agent at RE/MAX Full Spectrum (Lic: 01522223)

Contact: 707-391-5950 / [www.norcalvineyards.com](http://www.norcalvineyards.com) / [tony@norcalvineyards.com](mailto:tony@norcalvineyards.com)



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Presented by: Sal Madrigal



Great Westside location with beautiful views. This 3 bedroom, 2 bath home has a large living room and family room, along with many recent upgrades. Close to schools, shopping and transportation. RV and off street parking, cul-de-sac location.

**Offered at \$364,900**

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- 40 ACRES BELL SPRINGS ROAD** 1 bdrm Ranch House, also an additional cabin. Huge pond, solar, great hunting and fishing ranch. \$499,000 OMC
- 160 ACRES NORTH OF WILLITS** Newer 2,400 sq. ft. home, 4 cabins, 3 yurts, two ponds. Too much to list. Call for more information. \$1 million OMC
- 47 ACRES REYNOLDS HWY., WILLITS** Great ranch house, barn, pond, spring. Great views. zoned AG40 mostly flat ground. \$679,000 OMC
- 115 ACRES 5 MIN. FROM WILLITS** Zoned 5 acre min. Two wells, huge spring. No easements thru ranch. Next to KOA campground \$1,295,000 OMC
- 40 ACRES SKYVIEW ROAD, WILLITS** Great well, large outbuilding, garden site. Private. \$350,000 OMC
- 40 ACRES** Home, power, Shimmins Ridge Road. 20 minutes from Willits. \$450,000 OMC
- 13 ACRES, MOUNTAIN VIEW RD., BOONVILLE** Few minutes from town. Home, permitted garden site, great well, \$995,000 OMC
- 185 ACRES ROBINSON CREEK RD., UKIAH** 900 sq. ft. ranch house, barn, power. 15 minutes from Ukiah. \$695,000 OMC
- 46 ACRES McNAB RANCH, UKIAH** 2 bdrm., one bath custom home. Year around creek, pond, newer outbuilding, garden, private. \$525,000 OMC
- COMING SOON! 10 ACRES POTTER VALLEY** Located on the Eel River. Home, shop, numerous outbuildings, behind locked gate, green house, private.