Willits Weekly | Edition 81 | May 11, 2023



WILLITS WEEKLY'S SELECTED PROPERTY FEATURE

575 West Mendocino Ave., Willits

MLS: 323027824

Offered for sale at: \$989,000

Stunningly Beautiful Home and Country Property

575 West Mendocino Ave is a +/- 2,100-square-foot, three bedroom, two bath custom home and a +/- 528-square-foot custom cottage on 5.15+/- acres minutes from the heart of downtown Willits. It's within a 15 minute walking distance to downtown.

You will find great attention to every detail in these lovely quality homes. The open floor plan in the main home features





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Call April at

hickory oak flooring in the living room through the dining and kitchen. The kitchen has been updated with granite counters and stainless appliances and lots of refinished oak cabinets.

The living room opens to a redwood deck with pretty views, covered gazebo and hot tub. There is a gas fireplace in the living room. Fabulous spaces for entertaining all around the incredible landscaped yard. Also has a fenced garden area with raised beds.

The roomy master suite has a walk-in closet, an adjoining bath with a Jacuzzi tub, separate shower and attractive cabinets. The travertine tile bathroom floor is heated.

There are two downstairs bedrooms, a laundry and a utility room with shelves.

The one-bedroom, one-bath guest cottage features hickory

cabinets, granite counters, stainless appliances, free standing natural gas fireplace, laminate, carpet and tile in the bathroom. There is a deck for enjoying the views.

The +/- 1,200-square-foot metal shop is a perfect place for work projects. There is a fenced pasture and a small barn that will accommodate two horses. Too many amenities to mention. \$989,000

707-972-2475 for ad info, pricing and sizes!

Property feature listed by: Ruth Weston (Lic# 00990817)

Agent of: Summit Realty (Lic# 00688068)



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14 Sizes: 5x5 to 12x40 Call for Availability & Rates



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COLDWELL BANKER

COLUMN | Journal

Past tense

As usual, the kettle is on for my first cup of morning tea. I'm cozy next to the woodstove, one of the last fires of the season no doubt. Sitting in my "writing chair," an old, comfy piece we rescued from an estate sale of some wealthy person in Ukiah 10 years or so ago. It's quite a fine chair.

Outside it's a chilly, wet morning. The cool light, filtered through a high featureless cloud cover, lights the way for the morning walkers who stroll by with their dogs, or the fast-paced walkers out for their morning exercise. I just put on my heavy Irish wool sweater, purchased long ago in Victoria, B.C. on a trip as far north as I've ever wandered.

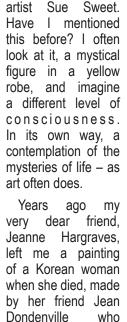
I often wonder who made this sweater that keeps me so warm on chilly mornings. A woman, I imagine, busily knitting away, perhaps next to her own fireplace. There are very small flecks of green yarn in a few places. Maybe from another sweater or a scarf she made. Some farmer raised the sheep whose brown wool warms me now.

On the wall across the room are two carved wooden masks. One, an Igbo tribal mask from Nigeria – a mask used in a healing ceremony I'm told. Below it

a Lega mask from the Democratic Republic of Congo, a Bwami society initiate's mask. Bwami society is kind of a mini U.S. Congress in this small forestland community of villages and is open to both women and men. Membership is said to protect one from the evil of witches. Wish I could say the same of our Congress

Next to these masks is what I think of as a spirit painting by local

Bill Barksdale



lived here in Willits. Jean, I was told, had been a professional ballet dancer in her youth. When I look at that painting, I often think of that young

dancer grown old and becoming a fine painter, eventually dving with dementia – and of my beloved friend Jeanne at whose home I shared many great meals and many laughs over our poker put a copy on your fridge. games. She was a real "take no prisoners" poker player. Jeanne was like a second mother to both Joe and me. I miss her so much.

On a lower shelf of the end table near the masks, sits a beautiful wooden box containing the ashes of our beloved three-legged McNab dog, Sophie. Truly a Mendocino County dog breed from the McNab ranch south of Ukiah. A kind of border collie mix, smartest of all dogs in my estimation. Many local ranchers treasure their McNabs. Sophie was quite famous in our neighborhood as we happily walked together for years.

know we've had problems in the past" was whispered in my ear. "Let's let it go," I said. "The love is still there." And just like that, years of misunderstanding and forgotten conflicts melted away. I had tears in my eyes.

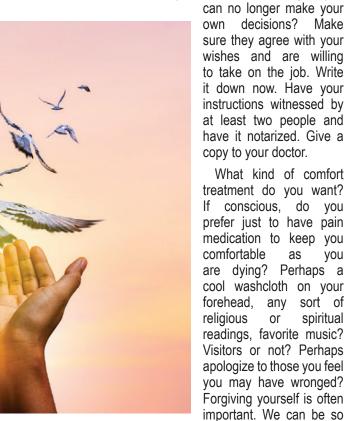
Recently I've joined a discussion group called Death Café. Sounds like a downer, but it's not. Just people getting together to discuss and plan for the inevitable.

> So much unnecessary fear has been built up around death. I personally have no fear of death. It's more the process leading up to it that comes to mind occasionally. Watching my "pets" end their lifecycles has always been sad but instructive. I miss them. Still do, but then - that's life.

Part of planning for the inevitable end of this life is making a will and, even better, a living trust, as well as an advance directive, also called a living will, which pretty much every hospital would like a copy of upon admission. An advanced directive instructs your family, health care providers, and anyone else - how you want to be treated should your health decline to the point that you can no longer make your own health care decisions. If you have a partner and are not married to them,

it's especially important to have at least a will, especially if their name is not on the deed to your shared house and other items of value that you share, leaving those things to them.

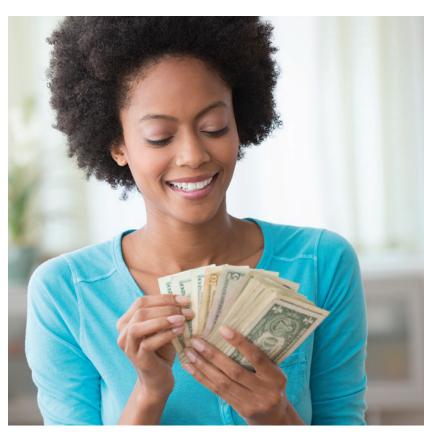
If you are in a coma and not expected to wake up, do you want your body kept alive with "life-support treatment" at any cost – or do you want to be unhooked and have a natural death? What if you develop dementia? Who do you trust to be in charge if you



How do you want your body disposed of? Write it all down and get those wishes and instructions to those who need to know, maybe

An organization called Aging with Dignity has an advance directive called "Five Wishes." It guides you through all of this in a simple booklet that you can order by calling them at 888-594-7437 or by going to www.FiveWishes.org

cost. They're so attached that they would have you suffer rather



COLUMN | Numbers by Nick

Protect your money

Neighbors

I am thoroughly enjoying May – warm, cold, wet, repeat – bring it all!

It's important that you understand the protections in place to secure your monies - in bank accounts like savings or checking and / or monies at a brokerage firm,

like an investment account. Monies at a bank: when a bank "fails" or collapses, its assets are usually "bought" or acquired by another bank and your accounts are transferred to the new bank. The Federal Deposit Insurance Corporation is an independent agency created by Congress in

1933. Its role is to maintain stability and public confidence in the nation's financial system, to protect the deposits of FDIC-insured banks. Most banks are insured by the FDIC, make sure the FDIC logo is at your bank! Accounts

deposits are insured by the National Credit Union Administration. If you have business accounts, it's a good idea to work with a few different banks.

Nicholas Casagrande

Monies at an investment brokerage firm are protected by the Securities Investor Protection Corporation. The SIPC covers up to \$500,000 of the securities and cash held in your brokerage account.

I want you to be confident in the safety of your savings and investments. There are a lot of logos and entities here. I am available to discuss your accounts and the protections in place. Please engage with your accounts.

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 855-240-6606 or nicholas@ncfinancialgroup.com (taxes) or Nicholas.Casagrande@Ceterafs. com (investments) for more information.

COLUMN | How's the Market?

Should I sign the arbitration clause?

If your real estate agent enforceability. Basically, seems cagey about advising arbitrator is both judge and you on certain aspects of your jury, and most of the time, their purchase agreement, they may decisions are binding.

be navigating that tricky line between supporting you and inadvertently practicing law without a license. A few months back. I attended a class taught by a

in no uncertain

terms, that real

real estate attorney **Richard Selzer** who made it clear, Columnis

judges or practicing lawyers. (California Association of Realtors can supply a list of arbitrators if estate agents need to be very

rules

than

litigation, and thus,

arbitration is typically

cheaper and guicker.

Anyone can act as an

both sides agree.

Usually, they are retired

was once involved in

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careful - and that one of the most you need one.) common areas where real estate But here's the downside, with agents get tripped up is when binding arbitration, you are at the answering the question, "Should mercy of the arbitrator and this I sign the arbitration clause?" person does not have to hold to

If a client has a question the same exacting standards as about arbitration (or any a legal case tried in a courtroom.

substantive issue in the purchase agreement), real estate agents arbitration where the arbitrator should refer clients to information ignored a signed agreement and vetted by experts. The purchase ruled in favor of the other side. agreement is more than a dozen This doesn't usually happen, pages long and that doesn't include the hundreds of pages overturn binding arbitration if of legally required disclosure you can prove fraud or collusion documents.

So, the best answer a real that's tough to do. estate agent can give when asked If you sign the arbitration for legal advice is to say, "I just clause in a purchase agreement, happen to have, right here in my the other party can force you hand, the California Association into arbitration. If you don't sign of Realtors' explanation of that that clause, you cannot force topic." the other party into arbitration;

The California Association of however, both parties can still opt Realtors provides Q&As that for arbitration. cover all sorts of complex legal Sometimes

topics written in plain English mediation first, which is different Anyone interested in a California from Association of Realtors Q&A can because mediation is not binding. contact my office and we'll be So, if you're looking for the least happy to supply it. If that doesn't expensive route to resolve an clear things up, you should talk to issue, mediation might be a a real estate attorney.

good route. Another benefit of All that said, since arbitration is mediation is that the details are usually confidential and therefore such a source of confusion for so many people, I'll review it briefly cannot be used as evidence here. Obviously, this should should the issue go to court.

not be taken as legal advice - I So, in response to that ageam not qualified to provide that old guestion, "Should I sign the and, given the complexity of the arbitration clause?" a real estate subject and the unique nature of agent's response should be: each transaction, a short column "That's up to you. Here's the would fall woefully short. name and phone number of a few real estate attorneys who can Arbitration is a disputeresolution system that is typically advise you." cheaper and guicker than lf you have questions litigation (that is, going to court). about real estate or property Arbitration is not appropriate management, contact me at for claims that meet the criteria rselzer@selzerrealty.com. If you for small-claims court (where have ideas for this column, let me damages are limited). know. (If I use your suggestion in a column, I'll send you a \$25 gift With arbitration, both parties agree to hire an arbitrator who card to Loose Caboose!) If you'd like to read previous articles, visit hears evidence and renders https://selzerrealty.com and click a decision. Depending on the situation and the original on "How's the Market?" agreement between the parties Richard Selzer is a real estate entering arbitration, arbitration broker who has been in the rulings have varying levels of business for more than 45 years.



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ard off the primary bedroor

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1,760 +/- sq. ft. commercial

skylights, beautiful brick firep and hearth. Functional kitche

refrigerator. Includes two

Course is only feet away! REDUCED TO: \$319,900

ette, storage, counter space a

oms. Brooktrails Gol

d. 2 bath manufactured me on 37+ acres in a gated ubdivision. Utilities include ubdivision water, septic, PG&E, nd it is also wired for a genera or as a back-up power source Vrap around deck, plenty of arking space and a detached hed for storage. PRESENTED AT: \$275,000

989 manufactured home on undation with detached 2-ca arage on a large lot! 1680sqft rith 3 beds & 2 baths, featuring pen living space and sepae laundry room, vaulted lings, dual pane windows

tral heating, carpet and viny looring. PRESENTED AT: \$315,000 wo homes with a total square botage of 2200± and land ing 4.91± acres.





ped, 2.5 bath home.

odeled kitchen, updated

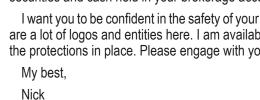
hrooms. One bedroom

property on over a third of an acre. Vaulted cedar ceilings and









hard on our own selves. Nicholas Casagrande, EA, is an accountant and a financial advisor. His firm, NC Financial Group, is a wealth-management firm serving individual clients as

Some "loved ones" will want to keep your body alive at any

it down now. Have your instructions witnessed by at least two people and have it notarized. Give a copy to your doctor. What kind of comfort treatment do you want?

If you are a member of a credit union,

up to \$250K per account owner are protected. you

Once when we were on vacation by the Columbia River, I received four phone calls during breakfast from people in various parts of our Willits neighborhood. "Sophie just walked by without you. Wondering if you know she's out." That was pretty much the message from each caller (don't you love a small town?). Apparently, bored in her fenced backyard, she dug under the fence, escaped the house sitter, and went on her usual walk on her own

By the time I reached the sitter, Sophie had completed her walk and was back in her yard. We had always taught her to stop before crossing a street, so hopefully that came in handy to keep her safe.

Friends, both human and non, are important to me. Those that have passed on still remain part of my life. I suppose that's the way with most of us. I recently had one of the best gifts one could have. An old friend who I had given up on due to problems in the past, tapped me on the shoulder and gave me a very big hug. "I

than deal with the inevitable sadness they may feel. In my time working in a hospice facility, I saw the dying forced to comfort the survivor more than once. Sadly, it's an act of selfishness on the part of the survivor that only makes it more difficult for the dying.

When you are near the end of life, letting love in and letting go of resentments and self-hatred is helpful. That's not to say "let the world in." Near the end of life, forgiveness is good, but so is solitude. Often the forgiveness is just acknowledged to yourself. This is your time to find your own inner peace. Religious and social dogma may or may not be of any comfort. If the dogma inspires fear, it may be trash that you can let go of.

Someone sat in this lovely old chair years ago with their own thoughts. That person has passed out of this life now, as we all will. Someday I hope someone else will enjoy this chair as I have. That thought in itself gives me some comfort.

Bill Barksdale was inducted into the 2016 Realtor® Hall of Fame, and served as chair of the County of Mendocino Assessment Appeals Board, settling property-tax disputes between the county assessor and citizens and businesses. Read more of Barksdale's columns on his blog at www.bbarksdale.com.



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Free homehardening presentation to prepare your home for wildfire

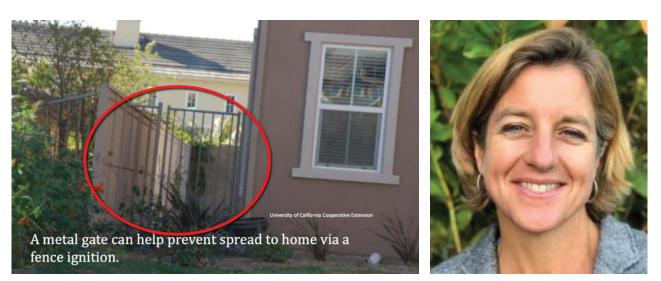
Submitted by Mendocino County Fire Safe Council

If a wildfire was nearby, or came through your yard, do you think your home would survive? There are many steps you can take to make that more likely, and many of them are simple and inexpensive.

Knowing what your home's vulnerabilities are is a great place to begin.

You can start by attending a free presentation at 6 pm on Thursday, May 25 at Ukiah City Hall, 300 Seminary Avenue, by Yana Valachovic of the University of California. Smart choices can make the difference in whether or not a building can withstand a wildfire, and Valachovic will help you understand how to improve the chances for your own home and property.

If you need an additional incentive to attend, we will be giving away one \$100 gift certificate for Friedman's Home Improvement and one for Mendo Mill.



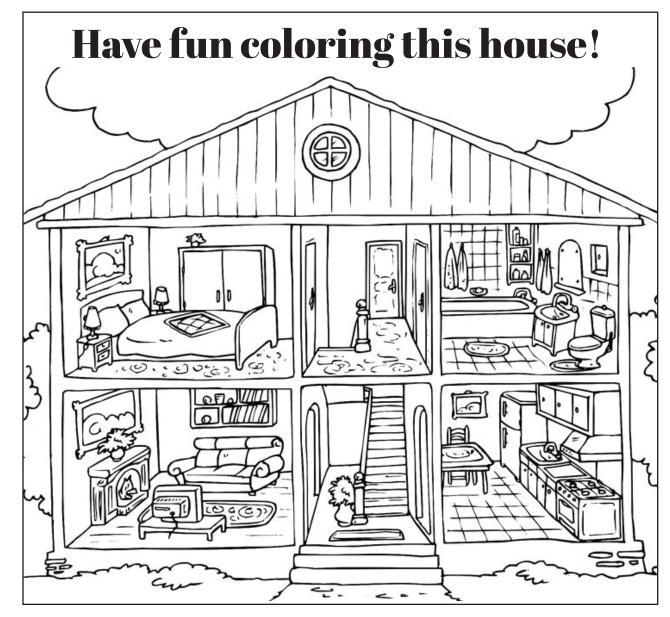
Above, from left: Here is an example of one of the helpful tips that Valachovic will share to discourage fire from igniting your home. Yana Valachovic from the University of California is an expert on wildfire resilience and preparation.

Valachovic is a forest scientist and registered professional forester, an extension agent at the University of California since 2000, and a leader in developing and delivering local and state strategies to improve wildfire resilience. Much of her work has focused on wildfire mitigation; she has published papers on wildfire behavior, including how it interacts with home and landscape design. She has also been active in developing state and local policy as a technical resource for bioenergy, forest management, home hardening, and defensible-space legislation.

Valachovic is also a skilled presenter who will help you easily understand the science of how wildfires threaten your home, and how simple changes can make all the difference in whether or not it can survive. She will share examples from fires throughout California and Colorado, and what we've learned from them - and what you can do right now so that you can breathe easier later in the year.

This presentation is sponsored by the Mendocino County Fire Safe Council, the Western Hills Fire Safe Council, the Community Foundation of Mendocino County, and the City of Ukiah.

If you are unable to attend this presentation, you can learn more about home-hardening from the Mendocino County Fire Safe Council's videos and other resources at https://firesafemendocino.org/homehardening/. Or, to really stay informed and up-to-date, sign up for MCFSC's emailed monthly newsletter by contacting them at 707-462-3662 or admin@firesafemendocino.org.





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