Willits Weekly | Edition 83 | July 13, 2023 REALESTATE SECOND



Fabulous flowers Budget-friendly ways to freshen up your home's exterior

As any homeowner knows, renovation projects tend to cost a lot of money. The average cost of a home renovation is difficult to gauge, as such endeavors run the gamut from complex projects like a kitchen overhaul to simpler ones like painting a room inside a home. Indeed, the National Association of the Remodeling Industry notes that scope is what drives the cost of a renovation project.

Though there might not be an 'average cost' of a renovation project, homeowners can expect to spend thousands of dollars on projects that are not very small in scale. Navigating such an expense at a time when inflation remains high might be difficult for some homeowners looking to maintain the appearance of their home exteriors. However, there are many budget-friendly ways homeowners can tend to the exterior of their properties.

Power washing: Power washing won't break the bank but it can revive the look of a home. Power washing removes dirt and grime from the siding of a home and a power washing can be used to clean porches, walkways and patios as well. Hardware chains or locally owned hardware stores typically rent power washers, but homeowners who don't want to do it themselves can hire a professional for a few hundred dollars, if not less. Power washing after winter can be a good idea, as the elements can take a toll on a home's exterior. A good power washing before spring and summer entertaining season can thus give a home a fresh, clean look without breaking the bank. **Furnished front porch:** A furnished front porch can serve as a welcome sign to neighbors and provide a great place to relax with a morning cup of coffee and a good book. Homeowners with a small porch won't need to bust their budgets to upgrade their front porch furnishings. Some small chairs with bright cushions, a small table and a rug underfoot can revamp an entryway at low cost.

Window box installation: Installing window box planters is another cost-effective way to brighten up a homeÕs exterior. Homeowners can hang window boxes outside windows on the front of their homes and then fill them with brightly colored flowers to add an inviting pop of color to their home exteriors. The experts at Better Homes & Gardens urge homeowners to take weight into consideration before buying window planters. Keep in mind that soil and developed plants can be heavy, so look for a sturdy box as well as one that has drainage holes.

Replace hardware: Another simple way to freshen up a stale exterior is to replace hardware. Door knobs, knockers, house numbers, and even the mailbox can appear dated after a while. Replacing these items is inexpensive and quick but can have a profound impact on how the exterior of a home appears to residents and visitors.

Advertise in Willits Weekly's monthly real estate section!

Exterior renovations need not break the bank. Various simple and inexpensive tweaks can quickly revitalize the exterior of a home.

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

Kelsi

Ryan

mendorealestate@gmail.com • MendoHomes.com

License #01932829

707-621-1818

Karena

_icense #01482063

707-354-2999

Jolley

Straw flowers, above, and zinnias, at right, are bright pretty additions to your home or garden.

> Photos by Maureen Jennison











COLUMN | Journal

What I would not part with

"I could give all to Time except - except what I myself have held. But why declare the things forbidden that while the Customs slept I have crossed to Safety with? For I am There and what I would not part with I have kept." Robert Frost

I recall with fondness first moving to Willits. Well, the forest outside of town actually. I was thinking in a kind of wistful "days gone by" way of that little cabin in the woods we first lived in half a lifetime ago. No electricity, no indoor toilet, Kerosene lamps, a woodstove as our only heat, the sweet summer air as the redwood forest that surrounded us heated up. The house was so quiet that I can remember hearing the snowflakes falling on the plastic sheeting covering our front porch as we sat reading with the dogs curled up between us.

A dream finally achieved. When I was a kid growing up in a small town next to the Columbia River, we would often vacation on Mt. Hood at my aunt and uncle's cabin. My uncle would wind the Bill Barksdale pendulum clock over the fireplace first thing every *Columnist* time we first arrived. Long ago I bought an antique pendulum clock so I could hear that reassuring steady ticking that hypnotically soothed the time away.

We lived in our little Willits cabin for 10 years! I can hardly what they are really saying and wanting. People, I learned, often believe it. Seems like a lifetime ago or only yesterday. There don't know how to describe what they really want. The agent

10



Zillow Premier Agents"

An individual, stand-alone and independent print piece

are moments when I think of the simplicity of those years and consider aspects of our lives "forbidden." Some purposely hurt the solitude of that place. I wish I could recapture that peace at times, but time is that elusive thing that passes quickly into memories. It's all a part of me. Experiences become a part of one somehow. Change, change, change

I lived my first 20 "adult years" in New York City and San Francisco. From sleepy small-town Oregon to the biggest of congested cities. I had never seen a homeless person. Never had to literally run for my life being chased by a gang. Never had

the world's great original works of art - of all kinds - available to me every day. I have no desire to live in a big city anymore, but am grateful that I did. I've spent nearly half of my long life here in Willits and surrounds. It's home.

Ironically, I worked harder and longer hours after moving here than I ever did in a big city. wondered how my education in so many areas of interest would come together – or if they would ever come together in a meaningful way. Trained to be a professional actor, I also had strong interests and lots of classes in business and eventually business law. Art and music, too. It all came together in my "later in life" career as a real estate agent.

Acting taught me how to listen to others, how to empathize better and respond authentically. A good actor's most important skill is to learn to listen. A good agent has

to learn to put their self into someone else's life, to understand

has to listen and understand how to

best be of service.

"Oh, you sell houses" people would often say to me, but that's not correct. I sold a service. I was a helper to guide others as they made one of the most important decisions of their lives – buying or selling a house to become a home - or moving on to a new experience. My dad once told me, "You don't sell a house. You sell a home." That was such a wise and

> insightful piece of advice. As much as the building and land, there is the community - the place. Willits is my home. I had my big-city experience. Much of it good and even wonderful. I would not part with those experiences. Don't want to go back in time either. Each experience is a part of what makes a person whole. Some

of the lessons are difficult. That's a lesson I have learned – with more to come no doubt. Some were wonderful and easier to appreciate.

Mr. Frost says in his poetic way: "But why declare the things forbidden that while the Customs slept I have crossed to Safety with?" Some people

and organizations try to tell us that we are somehow not good enough if they

others, not a good thing. Other aspects of our lives are just – us / me. We are, after all, each unique, different. What a boring world it would be if we were all the same – not to mention where would the inventiveness and discoveries of science, art and living itself be without diversity?

> "Custom" is sometimes overrated. Customs can become stale and even toxic. One size does not fit all. Often "custom" is an excuse for pushy pigs to tell others how to live their lives. We are creative beings for a reason. Creativity and individuality is what makes the world go round.

There is much about myself which I have learned from the experience of living that I would not part with. I'm grateful to be me. Other times not happy, so I learn how to do "it" differently. We live and learn. Different points of view can make us all richer.

It's kind of like cleaning house. Some ways of behaving served me well for a time, but perhaps not so much now, so I change. Keep what's working well and dump what's not. Same thing with "stuff." I'm learning to keep going through the stuff I've collected over the years and finding some of it no longer relevant to my life. Not always easy to let go of but once I do, I feel lighter. I'm sure my relatives will be glad not to have to dump my accumulations when I'm gone.

Moving is a great time to let go of the old collections. There are people who can use what I / we no longer find useful. Clutter and "needed" are two different things. An ongoing process. One doesn't even have to move to lighten the load.

Living in the cabin for 10 years taught me to live simply – to discover what I needed, and what I didn't. How many of us have packed too much for a trip? I'm learning to pack a lot lighter when traveling. I never check a bag when flying, just take what I can carry on. Hikers and campers learn quickly, especially if they're carrying their stuff.

Life is a process of sorting and lightening the load – both physically and mentally / emotionally. Letting go is essential often to moving on. As a real estate agent, I saw over and over again the burden of collecting too much. Nature is constantly letting go and recycling. A tree for instance drops its leaves when the time comes and those leaves become the compost that feeds and protects its roots and conserves the water needed for life.

Emotional letting go is often a challenging process. We tend to collect emotional garbage and are often encouraged to do so through intimidation and fear to serve someone else's wants. Sometimes it's "poverty mentality," thinking that holding on to what no longer serves us is somehow necessary, when in reality it's just a heavy burden. Reevaluating, letting go, changing - life moves on.

"What I would not part with," "what I have held" are often the happy memories even when a loved one is no longer here; those memories can become gratitude. Places l've been, experiences I've had – sometimes even difficult ones – I find I'm grateful for often. Some memories are scars and wounds that changed us. "Learning lessons" my friend Evelyn Krenz called them. It's how one becomes "me." I keep trying to become a better me, a me

I feel good about. That's a lifelong process - it's called "living" I guess.

PACIFIC BLUE

VACATION RENTALS

707.357.2520

carlon@pacificblue.biz

Remodeling?

Showing Your Home?

Need Extra Space?

Safe & Easy Access

14 Sizes: 5x5 to 12x40

Call for Availability & Rates

261 Franklin Ave. • Willits • 459-2529

www.pacificblue.biz

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 & citizens and businesses. DRE# 01106662, Coldwell Banker Mendo Realty Inc. Read more of Bill's columns on his blog at www.bbarksdale.com. 707-489-2232



Wildfire season is here – get prepared!

Posted by United Policyholders

Summertime and the living is easy ... except that wildfire season's starting, and Farmers Insurance just announced they're limiting new home policies they will issue in California. This follows news earlier this year that State Farm and Allstate aren't selling new policies for California homes at all.

UP has been busier than ever getting useful tips out to residents of wildfire-vulnerable regions on reducing risk, being prepared, and keeping assets insured. The new normal for many households is having to shop and pay more attention (and money) for property insurance. UP is staying on top of the challenging marketplace and offering new guidance to help homeowners make do.

Reduction & Asset Protection – our initiative aimed at all 50 states. To learn more, visit www.uphelp.org.

helping property owners deal with California's regional home insurance crisis and getting insurers to reward mitigation through discounts, renewals, and new policy sales. We're grateful to the Governor's Office of Emergency Services for helping fund

this resource, and to We are tapping leading experts for our free shopping the Rose Foundation for help webinars, speaking up for consumers in the media (including the NY Times, Wall Street Journal and helping us reach vulnerable populations. Washington Post), coordinating with the CA Department of Insurance to brief agents and brokers, and participating Now is the time to pitch in community events to give people the straight scoop and in. Your community should up-do-date guidance. strive to be Firewise and have a Fire Safe Council. Every resident of a brush-heavy suburban or rural You and your neighbors area should be pro-actively reducing wildfire risk and need to be in a preparedness participating in community risk reduction efforts. This is critical to getting the insurance situation under control. state of mind. Let's do this!

Visit UP's new WRAP Resource Center to learn what This "Tip of the Month" column is courtesy of United you can do and how to access help in your county (https:// Policyholders, a non-profit 501(c)(3) whose mission is to uphelp.org/preparedness/wrap-resource-center/wrap- be a trustworthy and useful information resource and a mendocino-county). "WRAP" stands for Wildfire Risk respected voice for consumers of all types of insurance in



AND COUNTING

WILLITS WEEKLY IS **PROUD TO CONTINUE THE**

REAL ESTA **IN LOCAL PRINT MEDIA**



Relevant Local Editorial Content Open House Advertisements Available Buyer's & Seller's Agents Property Listings

GET YOUR OFFICE, AGENTS AND LISTINGS INCLUDED IN OUR NEXT EDITION

Adds Commitment and ad copy deadline is the first Friday of the month	3.25" wide x 2" tall color display ad: \$35/month with 3-month minimum commitment \$40 on one-run basis	5" wide x 5" tall color display ad: \$130/month with 3-month minimum commitment \$140 on one-run basis	
3,500 - 4,000 copies each week Ads go online and in-print for one price	3.25" wide x 4" tall color display ad: \$60/month with 3-month minimum commitment \$75 on one-run basis	5" wide x 10.5" tall color display ad: \$275/month with 3-month minimum commitment \$300 on one-run basis	Cal Apr 707
F	OPEN HOUSE SPECIAI color display ad: \$80 on one-run basis	: 5" wide x 3" tall	Rı Thu



ll for ad space:

il Tweddell

-972-2475

ns on the second

sday of the month.





Peter Smith 707.570.6138

DRE#01205926

More than **50** years of experience in real estate, property management, and home restoration!



Nicely converted I bedroom bath shipping container home with solar and lots of storage on 2.28 acres close to tow End of road privacy, flat parce with panoramic views, completely fenced for your anima arden and plenty of room fo RV parking too.
PRESENTED AT: \$239,000

garage offers easy access to

PRESENTED AT: \$425,000



352+/- acres, two cabins cur rently in use and two bonus structures that are incomplet Main cabin features a guest ddition with separate enti nd bonus bathroom. Zoned LI60 with Electricity from PG&E, spring water, and sept PRESENTED AT: \$695,000



Story home. Framed archways

ood flooring, and wood-stove in living area includes the

itchen, living-room, dining area, one bedroom and one full bath Il located downstairs 2 car

op, pond, and mature veget

vo homes with a total square

nodeled kitchen, updated prooms. One bedroom

otage of 2200± and land

btaling 4.91± acres. bed, 2.5 bath home.

RESENTED AT: \$374.500

arage, fenced vard, chicken





DRE#01971901 707-841-7778 raighead@cold



100 South Street, Willits Carey Pinsor (707) 459-5389 707-513-8687 DRE#02116789

Contact one of our experienced agents to find homes for sale in Willits or Mendocino County. MENDOCINOCOUNTYPROPERTIES.COM · COLDWELLBANKER.COM

Willits Weekly | July 13 2023 Willits Weekly's Real Estate Section - Edition #83 - Publishes on the second Thursday of the month Pg. RE3



COLUMN | How's the Market? How to reduce the stress of home buying

While it can be exciting to buy a home, it can also be stressful. For most people, this is the single biggest purchase they will ever make. The only way to completely eliminate stress is to skip the buying

process altogether, but if you are committed, here are some tips to make the experience go more smoothly.

Prepare your finances

Most of us cannot buy a home without a loan, so step one on the home-buying journey is to make sure your credit is in good shape. To see where you stand, you can check your credit score at www.creditkarma.com. The

information on Credit Karma is not exactly what a lender will see, but it's close. Credit Karma also gives sound advice on how to improve your score, with tips like paying off any credit card balances you can, assuring all bill payments are on time, and removing

any inaccurate derogatory remarks on your credit report.

Just because you can qualify for a loan, doesn't mean you should borrow the

maximum available. Qualifying for a loan isn't the same as being able to afford it. It's wise to consider all the costs associated with home ownership.

addition to monthly In mortgage payments, you'll need to pay property taxes, homeowner's insurance, and any maintenance or repairs that pop up (and they will). You will also be on the hook for utilities, water bills, internet, and other expenses a landlord may have

been paying when you were a renter. Make sure you are comfortable with all of this.

Once you decide on the price range you can manage, you'll need to save enough cash for the down payment and closing costs. If you're buying a house that needs



immediate repairs or remodeling, you'll need cash for that as well.

Gather documentation

To get a loan, you'll need to assure lenders that you'll pay it back, and that means providing plenty of documentation. To minimize stress, don't wait to gather all the documents that demonstrate how much you have and how much you owe. Lenders will ask for copies of your tax returns, paystubs, car payments, credit card bills, alimony / child support, and more.

Note: only verifiable income can help you get a loan. Making money on the side by helping your brother-in-law on the weekends may allow you to save some cash, but it won't help you qualify for a loan (unless your brother-in-law provides you with 1099 tax form).

Communicate openly with your real estate agent

To find a house in your price range that meets your needs, your real estate agent will need to understand the features you want versus the features you must have. If you're not clear, spend some time making a list. Once you have that list, don't keep it a secret.

For example, if you have four kids, you



may stand firm on the number of bedrooms. On the other hand, you may have a first choice for a school, but be OK with your second choice, too. This type of information may open up a whole new neighborhood for your real estate agent to consider.

Delegate

Buying a home should include several detailed inspections. I highly recommend hiring experts so you know what you're getting into. Do not assume you can walk around a property with a flashlight and identify problems, even if you are pretty handy when it comes to home repair.

Hire people who can identify issues and recommend necessary remedial work before you close escrow, including pest and fungus, septic, well, roof, and home inspections. Not only will a professional do it in less time, but they are more likely to catch things you'll overlook, such as the polarity of a plug or sponginess around the toilet concealing dry rot.

Keep the big picture in mind

Because so many factors influence the decision to buy a house, do not be surprised when you are forced to choose between two desired features. You may need to give up a short commute for a bigger property. Do you want 50 acres on Sherwood Road

> and a longer drive to work or a house in town with no commute? Consider what



Richard Selzer Columnist