

# NEIGHBORHOOD NEWS

Serving Portland and Vancouver

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## Five steps for winterizing your home

The cold weather has arrived, and it's time to get your home ready for any harsh conditions that are still on the way. Here are five key tasks for winterizing your home.

1. Get your HVAC system inspected: Some things are better left to the experts. Schedule a tune-up with an HVAC professional—they'll check for carbon monoxide, inspect pipes, clean/change filters, and make your system run more efficiently.

2. Reverse your ceiling fans: Did you know that there are separate settings on your ceiling fan for cool and warm months? You want it to rotate clockwise during the winter. That will force the warm air down and keep you comfortable at night.

3. Disconnect all hoses: This is the most common cause of frozen pipes. One way to reduce this risk is by putting your hoses away in the shed or garage for the winter.

4. Keep an emergency kit: A storm can quickly leave you stuck at home with roads too dangerous to drive on to get food and other supplies, and can often cause power outages. Prepare for the worst by stocking water, non-perishable foods, and plenty of blankets.

5. Clean the gutters: Clogged gutters can fill with ice and cause roof leaks from water damming. Gutters can also become heavy and rip off, causing other damage.

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*With you every step of the way*

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*We all need a little laughter in the winter...*

## Airplane Humor

Occasionally, airline attendants and pilots make an effort to make the "in-flight safety lecture" and their other announcements a bit more entertaining. Here are some real examples that have been heard or reported:

- Pilot: "Folks, we have reached our cruising altitude now, so I am going to switch the seat belt sign off. Feel free to move about as you wish, but please stay inside the plane until we land...it's a bit cold outside, and if you walk on the wings it affects the flight pattern."
- After landing: "Thank you for flying Delta Business Express. We hope you enjoyed giving us the business as much as we enjoyed taking you for a ride."
- As the plane landed and was coming to a stop at Washington National, a lone voice comes over the loudspeaker: "Whoa, big fella. WHOA!"
- "As you exit the plane, please make sure to gather all of your belongings. Anything left behind will be distributed evenly among the flight attendants. Please do not leave children or spouses."





This 1056 sq. ft. 2 bedroom/1 bathroom home received three offers in 24 hours. Please let me know how I can help you. I work around the clock so you don't have to!

### Clark County

Nov. Avg. Sales Price: \$327,800      Avg. Days on Market: 50

Activity is ahead so far in 2016 compared to 2015. Closed sales (8,089) are up 5.4%, pending sales (8,603) are up 3.4%, and new listings (10,518) are up 3.3% for the year thus far. Comparing 2016 to 2015 through November of each year, the average sale price rose 10.2% from \$297,500 to \$327,800.

*For detailed information on your home's current market value and how it compares, please contact me.*

*As of Nov. 2016; Courtesy of RMLS*

## Big Ideas for Small Spaces

Smaller rooms can be difficult to decorate because, if you don't know a few important tricks, the space can end up feeling a little claustrophobic. Here's how you can keep a room feeling airy and spacious, even if it's just a studio apartment or an attic.

### Breathing room

Your first inclination might be to arrange all your furniture flush against the walls. Though this may add a little extra room to move through the space, it'll make everything feel more crowded and congested. Instead, try arranging items at an angle, or pull them six inches away from the wall.

### Mirrors and strategic colors

Dark paint will make the room feel smaller. Instead, opt for whites, light grays, and other light colors. A well-placed mirror will also expand the room's appearance—think of the times you've been in a restaurant and a mirror made the space look twice as large.

### Multi-purpose items

Look for storage everywhere—you can keep books and DVDs inside an ottoman, or store blankets in a bench or hollow coffee table. If you don't have room for a dining table, you can invest in a coffee table with a pop-up section.

### Raise your window treatments

It's common to hang your curtain rods just a few inches above your windows, but to make the ceilings appear taller, you can hang them just a few inches below the ceiling. It can have a dramatic effect.

### Swap out the sofa

The sofa is likely the biggest, most unwieldy item in your living room. What if you swapped it out for a settee or a pair of comfortable chairs? You won't lose much in functional seating, but you'll gain precious space and room for foot traffic.

There is currently between 1-4 months of available home inventory in **Portland**, depending on the price range.

This definitely indicates a seller's market, though more houses are beginning to come up daily as sellers try to beat the spring and summer rush.

***For detailed information on specific areas of Multnomah County, please contact me. I am happy to help!***

