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SUMMER 2021

## HOME RENOVATIONS

REMODELING DURING THE PANDEMIC

## FEATURED HOMES

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HOTTEST NEW  
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# ROOTS<sup>TO</sup>ROOFS

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## UPGRADE YOUR HOME IN 2021

If being stuck at home during the pandemic has given you the urge to renovate, you're not alone. Here are some tips and ideas to help you upgrade your living space.

## HOME

*According to a survey by porch.com, nearly 60 percent of Americans said that spending more time inside during the pandemic inspired them to renovate their home.*



### RENOVATION TRENDS

Home upgrades are set to ramp up in 2021. Here are some of the latest trends you may want to get in on:

#### 1. Making homes more hygienic.

Since porcelain only absorbs 0.1 percent of bacteria, many homeowners are using this material for their countertops and floors. Additionally, touchless faucets and smart soap dispensers have become increasingly popular.

#### 2. Enhancing outdoor spaces.

When public spaces were shut down, many homeowners focused their attention on upgrading their backyards. Screened porches, gazebos, decks, pools and hot tubs are now all the rage as people look for new ways to make the most of spending time at home.

#### 3. Creating multipurpose rooms.

For many people, working from home made it necessary to rearrange one or more rooms to serve as an office, school, gym or studio. Designing a multifunctional room is a great way to make the most of your living space.

#### 4. Letting in more natural light.

Pandemic lockdowns inspired homeowners to bring the outdoors inside with windows and skylights. Natural light not only makes a space brighter, but it can also boost your mood and productivity.

### REMODELING DURING THE PANDEMIC

Before starting your renovation project, it's a good idea to get quotes from several contractors. Since the price of building materials has

skyrocketed due to a limit in supplies, shopping around for the right contractor can help you stay within your budget. In addition, you may want to find out if they offer a price adjustment clause in their contract to recoup any increased costs.

As with any renovation, planning for delays and unexpected bumps in the road is a must. Before starting your upgrade, make sure you have all the necessary building permits and licences. You should also sign an agreement with your contractor that outlines mandatory deadlines. This will help keep the project on track.

Lastly, if you want to minimize costs, look into receiving reimbursements from local energy efficiency assistance programs.

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# 4 AREAS TO UPDATE IN YOUR KITCHEN

From upgrading the sink and faucet to replacing cabinet hardware and installing a new backsplash, there are plenty of ways to modernize your kitchen.

**FLOORING** As a gathering place in your home, the kitchen’s floor gets a lot of wear. If yours is faded, scratched or stained, you have two options. Either you can repair it — swap out cracked tiles or sand and varnish hardwood — or replace the entire surface. To help you make a decision that suits your needs and budget, seek advice from a professional.

**PAINT** Whether the colors in your kitchen are out-dated or the walls have faded over time, a fresh coat of paint is an affordable way to breathe new life into a space. Consider repainting the cabinets as well as the walls. You can easily add a modern flair to your kitchen by choosing a second, bolder color for the island or lower cabinets.

**COUNTERTOPS** Even if the material is timeless, years of preparing meals on them can leave kitchen countertops looking a little worse for wear. Replacing them with a pristine surface can instantly change the look of the room. Visit specialized stores in your area to discover the wide range of materials, colors and textures available.

**APPLIANCES** The stovetop, oven and range hood, along with the fridge, microwave and dishwasher, are focal points in a kitchen. If yours are scratched, mismatched or out-dated, consider selling or donating them so you can invest in newer models. To get the most out of your purchase, be sure to select Energy Star certified appliances or smart devices.



*A variety of accessories can be used to transform the look of your kitchen. Visit your local home décor shops to find curtains, blinds, mirrors, light fixtures and more.*

# 5 CREATIVE DIY PAINTING PROJECTS

It’s amazing what a little paint can do. Here are five fun and easy projects that can have a major impact on the look and feel of your home.



**GARAGE**  
Elevate your home’s curb appeal by giving the garage doors a facelift. Choose a color that matches the trim and shutters and complements the house’s other exterior features.

**DRESSER**  
If you have a dingy old set of drawers or want to give a boring room a boost, consider refurbishing your wooden dresser. Use a punchy color if you

want to create interest, but opt for a neutral if you prefer the piece blend in.

**FRONT DOOR**  
First impressions matter. Make a great one by choosing a bright, welcoming color for your front door.

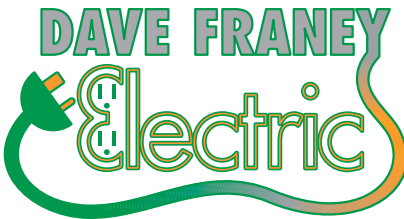
**CABINETS**  
In a kitchen, painting the cabinets can completely redefine the look and feel of the space. When choosing a color,

consider the hues in your backsplash, countertop, floor and walls.

**SHELVES**  
If you have built-in shelves, consider painting them a bold color to draw attention to your collections, photographs and books.

To find paint and brushes, visit your local hardware and paint stores in Yamhill County.





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# 4 BACKYARD SHADE IDEAS

## GARDEN

If your property doesn't provide you with enough shade, here are four stylish structures that can give you a break from the sun.



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### AWNING

This type of device can be rolled out over a patio or deck when you need shade and is easily retracted when not in use. However, it needs to be secured to an exterior wall first. Although typically controlled by a hand crank, some newer models open and close with the press of a button.

### FREESTANDING GAZEBO

This sturdy structure consists of a

metal frame with four pillars and a canvas roof. Some models include curtains that can be closed for privacy or to block the sun.

### ARBOR

This classic garden feature is often used to create an entryway. However, since its arches are typically lined with vines and other climbing plants, it can also offer respite from the sun.

### FOLDING CANOPY

This temporary structure can be unfolded and set up within minutes. It's a practical solution for backyard parties and picnics when you need to accommodate a number of guests.

All of these structures can provide you with ample shade and a comfortable place to lounge in your backyard. This summer, minimize the risk of getting sunburned by installing one or more of these devices.



# 6 PRIVACY OPTIONS FOR YOUR YARD

If you want your yard to be a private oasis where you can relax unobserved, you'll need to install a privacy screen. Here are six options to consider.

**LOUVRES** The angle of the slats on most louvered privacy screens can be adjusted to allow plenty of natural light in while still shielding your yard from view. They're usually made of wood or steel.

**TRELLISES** Available in many different styles and sizes, trellises look great on their own or as a support for climbing plants. If you want a privacy screen that does double duty, grow fruitbearing vines along it like cucumber or grape.

**CURTAINS** One easy way to create privacy is to hang large swaths of fabric from a pergola or similar structure. Best of all, they can simply be moved aside when they're not needed.

**HEDGES** A sturdy hedge creates a natural screen, barrier and home for local wildlife. Cedar is a good choice, but there are many other types of shrubs that make nice hedges.

**FENCES** Metal and wood fences are a pricier option, but they last a long time and add value to your property. For a modern look, combine materials.

**SHADES** Typically made of canvas, outdoor shades are great for spaces that don't require constant privacy. Simply pull the shades down when you want them and retract them when you don't.

In addition to shielding you from view, privacy features add visual interest to your yard and make it a more beautiful place to spend your time.



# TIPS FOR INSTALLING WATER FEATURES

If you want to install a fountain or similar type of water feature in your yard, there are three factors to consider: style, location and upkeep. Here's what you should know.



**STYLE**  
Some fountains are freestanding, which means they can be placed in the middle of your yard. Others are wall-mounted and typically incorporated into another water feature.

You should also think about the fountain's size and shape as well as the durability of its material. Don't forget to consider the amount of noise the fountain will make.

**LOCATION**  
The right spot to install your fountain is one that's near a watertight electrical outlet. The location should also be protected from the wind and moderately shaded.

**UPKEEP**  
Fountains and other water features need to be maintained. You should check the water level periodically and replenish it as required. You'll also

need to remove debris from the pump and clean the filter on a regular basis. Additionally, you may need to use special products to help control moss, algae and plant growth.

At the end of the summer you'll also need to empty the fountain, clean and store the equipment and cover the outdoor structure with canvas.



# SELECTING AN OUTDOOR FIREPLACE

Do you want a fireplace for your backyard? With so many outdoor models available, you should take the time to find one that suits your needs. Here are a couple of things to think about.



**THE FUEL**

One of the first decisions you'll need to make is whether you want a fireplace that uses wood or gas. While wood-burning fireplaces are easy to install and give off a pleasant aroma, they require regular maintenance. You'll also need somewhere to store the logs, and some municipalities have restrictions on the use of wood firepits.

Contrarily, fireplaces that run on natural gas or propane are easy to maintain. Another advantage is that you can adjust the intensity of the flames with the push of a button. However, you must be able to connect it to a gas line or willing to periodically refill the tank.

**THE USE**

Consider how you want to use your outdoor fireplace. If you want to make it a gathering place for friends and family,

opt for a round model. To create a relaxing corner where you can curl up in privacy, a rectangular fireplace may be more suitable. If you plan to cook over the embers, choose a model with a grill.

Finally, keep in mind your budget and space limitations when shopping for an outdoor fireplace. Consult the staff at your local hardware store for additional advice.

# 3 FRUIT SHRUBS FOR YOUR GARDEN

There are several advantages to growing fruit shrubs. In addition to improving the look of your yard, many of these plants produce edible berries. Here are three species to consider.



**1. BLACK CHOKEBERRY**  
This easy-to-grow ornamental shrub will brighten up your yard in spring with its white and pink blooms. After admiring the flowers, you can harvest handfuls of the black berries, which are rich in antioxidants and can be used to make jam, juice and wine.

**2. ELDERBERRY**  
This plant produces large, flat clusters of tiny white flowers that have edible



petals. As for the berries, they must be cooked prior to eating them. Failing to do so is likely to result in an upset stomach. However, their tart taste makes them a great option for pie fillings, jams and syrups.

**3. Highbush CRANBERRY**  
Though it's different from a regular cranberry, this bright red fruit does have a similar taste. The berries are naturally high in pectin, which

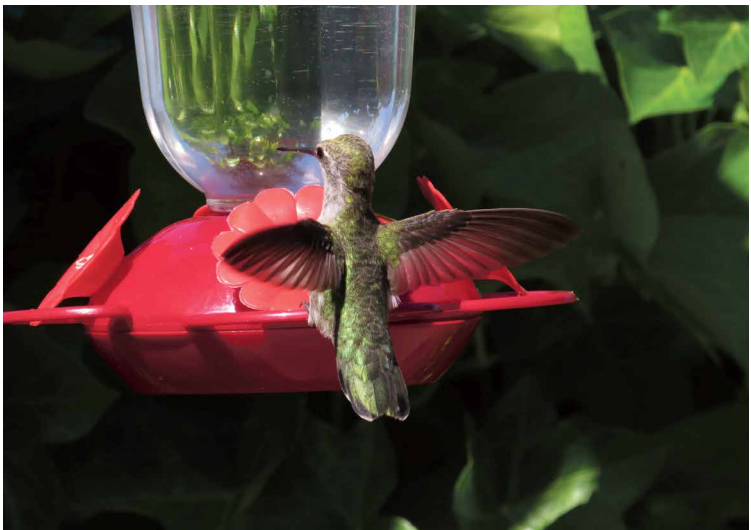
makes them ideal for making jams and jellies. Keep in mind, however, that this shrub can grow up to thirteen feet tall.

Before you select a fruit shrub for your yard, make sure it's well-suited for the climate in your area. Consult the hardiness zone on the plant's label or speak with a specialist at your local Yamhill County garden center.



# HOW TO ATTRACT BIRDS TO YOUR GARDEN

Being able to watch and admire the birds in your backyard is one of the great pleasures of gardening. Here are some tips to help you draw more birds to your landscape.



PHOTOS BY BRUCE MCALARY

### GETTING STARTED

If you want to attract more birds to your garden, keep in mind that they have more or less the same physical needs as human beings: water, food, and shelter. That means the main elements in any garden should include a birdbath or fountain to provide water, trees and birdhouses for shelter, and edible plants as a source of food.

You can encourage birds to live in your garden by growing their favorite plants. Hummingbirds, for example, are attracted to brightly colored flowers. Other birds are attracted by plants such as sunflowers, asters, African marigolds, and other flowers that produce large quantities of seeds.

Birds love water, but they don't necessarily like to drink it from the ground, where they are vulnerable to predators, such as cats. Position your birdbath close to some trees or a hedge, where the birds can seek temporary refuge. Also ensure that any source of water is cleaned

regularly, as birds won't frequent places of doubtful cleanliness.

It goes without saying that you should never use pesticides in your garden — they are extremely harmful to birds. Whether natural or chemical, these products often disrupt the delicate balance of nature. Pesticides also kill a lot of insects, which are an important food source for many birds.

### ADD LIFE TO YOUR GARDEN WITH BIRDHOUSES

Are you a fan of gardening and birdwatching? Then why not combine your two hobbies by incorporating birdhouses into your landscaping? Here are a few tips for creating a garden filled with colorful blooms and the chirps of winged creatures all summer long.

### SPECIES TO CHARM

First off, determine which types of bird you'd like to attract. To avoid disappointment, find out which birds

typically frequent your area. Next, go get some quality birdhouses from your local gardening center or hardware store. Ask a salesperson to help you choose the best models for the types of bird you're looking to attract. You'll need to consider the size of the entrance and the available nesting space inside of the birdhouse.

### WHAT TO LOOK FOR

Choose birdhouses with the following features:

- Mold-resistant materials (cedar wood is an excellent choice)
- A design that allows optimal ventilation and drainage
- A roof that juts out a few centimeters over the entrance
- A door that allows easy access to the inside for cleaning
- A look that's harmonious with the rest of your landscaping

“ *What wild creature is more accessible to our eyes and ears, as close to us and everyone in the world, as universal as a bird?* ”

— David Attenborough

### ATTRACTING HUMMINGBIRDS

Who isn't thrilled to see a hummingbird in the backyard, that tiny wonder of nature, frenetically swooping from one plant to the next. The best way to attract one to your home is to have a water feature in your yard, along with trees and vines or flowers at least two feet high.

Hummingbirds can travel up to six hundred miles, as they follow the flowering season of their favorite plants. Their beaks are designed to suck nectar: they insert their long, needle-like beaks into flowers and drink quickly with their tongues. These tiny birds are particularly attracted to flute-shaped red flowers, such as fuchsia, honeysuckle, morning glory, and sage — all plant varieties that are easily found in garden centers.

It is also possible to attract hummingbirds by installing feeders filled with artificial nectar. These are

sold in most garden centers and department stores.

To get the best possible view of a feeding hummingbird, install a feeder on a windowsill, which will allow you to admire it from inside your home. It is also a good idea to install a feeder near a source of water, as these birds need to drink eight times their weight in water every day. Having trees and shrubs in which they can build their nests is another great way to keep them close to your home all summer long. You'll soon agree that the pleasures of gardening go beyond fresh flowers and vegetables! ●

### BUILD WITH CONFIDENCE!

DIY birdhouses make a great summer project! You can find tons of step-by-step guides online and in bookstores. Grab your tools and get building!







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# HOUSE HUNTING TIPS AND TRICKS

Looking to buy a home? Here are some strategies to keep you on the right track while you search for the perfect place.



**Know your budget and stick to it.** Being aware of the amount you can afford — which won't necessarily be the same amount that your lender will offer — is essential to the house hunting process. Only seriously consider those abodes that are within your means.

**Make a list of needs and wants.** Rate each of your wants on a scale from one to five. This list will allow you to instantly recognize a suitable find when you see one.

**Pay attention to the neighborhood.** Only consider houses that are in areas with the amenities, services and lifestyle that suit you and your family.

**Research online** to get an idea of what's out there, but don't

let what you see on the web determine if a home's right for you or not. Always visit in person if the house meets your needs and the price and neighborhood are the right fit.

**Take notes and pictures** when you visit homes, as it's easy to forget what you saw and where you saw it after visiting multiple properties.

**Educate yourself** on market values and trends in your desired neighborhoods. This way, you'll know a good deal when you see one.

The most important thing when it comes to buying a home is to find a place that meets your needs and budget. Avoid being swayed by emotion and instead rely on reason and research to make the right decision.



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\$199,900

Sheridan



Red Hawk Ln., #3

- Easy access to Hwy. 18
- Buildable
- 5.4 acres
- Septic evaluation completed

MLS# 21170025



Robin Martsof-Hubbard,  
Principal Broker

Performance Real Estate Professionals  
503-435-8164  
Robin@robinsperformancegroup.com

\$295,000

McMinnville



Affordable Starter Home Near Schools

Bright one level 3 bedroom/1 bathroom home on a large corner lot. Extra large RV parking area and backyard offer incredible potential for your dream outdoor living space, playground, or garden. Inviting front deck with ramp access, terrific floor plan, and plenty of storage. Bring your cosmetic updates for fast equity-building opportunity. Garage is partially converted, but could be changed back if desired. Located 1 mile to historic downtown 3rd Street and 0.3 mile to Buel Elementary. Also close to Linfield University! **MLS# 21213393**



Lacey Summers  
Broker

Bella Casa Real Estate Group  
503-435-7059  
lacey@thebellacasagroup.com

\$299,900

Sheridan



Red Hawk Ln., #1

- Buildable
- 2.52 acres
- Amazing valley views
- Septic tank in
- 30 gpm well
- Power at the road

MLS# 21477567



Robin Martsof-Hubbard,  
Principal Broker

Performance Real Estate Professionals  
503-435-8164  
Robin@robinsperformancegroup.com

\$299,900

Sheridan



Red Hawk Ln., #2

- Buildable
- Great valley view
- 2.51 acres
- Septic approved for a standard system
- Power at the road

MLS# 21647795



Robin Martsof-Hubbard,  
Principal Broker

Performance Real Estate Professionals  
503-435-8164  
Robin@robinsperformancegroup.com

\$369,000

McMinnville



Updated Urban Ranch

Updated urban farmer ranch walking distance to downtown 3rd St, Granary Dist, and Farmer's Market! Bright, clean design, original hardwood floors, newer lighting & plumbing fixtures, terrific family room. Fully remodeled bathrooms & kitchen w/ newer stainless appliances included. Efficient pellet stove. Great storage/ closets including Elfa closet system, accessible attic, plus insulated shed w/ elec. Fruit trees, raised beds, & dreamy backyard entertaining space on the pergola-covered patio. **MLS# 21017354**



Lacey Summers  
Broker

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\$380,000

McMinnville



Well Maintained Oasis Home

Beautifully landscaped yard in both the front and back with a customized pond that makes you feel like you're sitting in your own little oasis. This well-maintained home has had many updates including exterior paint, newer roof, appliances, and flooring. Conveniently located in lovely neighborhood near Grandhaven Elementary and easy access to commuting routes. Buyer Representation. **MLS# 21664682**



Lacey Summers  
Broker

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\$429,900

McMinnville



Centrally Located Remodeled Home

Remodeled Vintage Home. Cook's kitchen with two sinks, professional range, commercial dishwasher, island and eating bar. Wine bar w/ fridge. Updated bathrooms and much more! Stunning yard and garden with irrigation systems and storage shed. Workshop with electricity. Terrific Location in Central McMinnville, walking distance to historic downtown. Newer roof and gutters, updated electrical. Buyer Representation. **MLS# 21299831**



Lacey Summers  
Broker

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503-435-7059  
lacey@thebellacasagroup.com

\$539,000

McMinnville



Like New with Every Upgrade!

Outstanding McMinnville home built in 2018 and in like new condition. This popular floorplan has 9ft ceilings, granite countertops, stainless appliances, built-ins, and all the upgrades. Located on an extra-large corner lot, fully landscaped and fenced. Buyer Representation. **MLS# 21560862**



Lacey Summers  
Broker

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lacey@thebellacasagroup.com

\$309,900

McMinnville



Charming Cottage Near Downtown

12 offers received within 3 days – seller received top dollar! Absolutely charming cottage within walking distance to historic downtown McMinnville! This special home has extensive updates while retaining the original character of 1920. Two generous bedrooms with walk-in closets, plus a loft space ideal for your office, media room, or guests. Fully remodeled kitchen and bathroom, efficient heating/cooling, new roof, interior and exterior paint, new foundation, sump pump, windows, water heater, fence, and so much more! Attached workshop, two patios, darling front porch, and dedicated parking behind the fence. **MLS# 21459811**



Lacey Summers  
Broker

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503-435-7059  
lacey@thebellacasagroup.com

\$325,000

McMinnville



NW Townhouse Near Kiwanis Park

This beautifully well-kept townhome is turnkey & ready to move-in. Nestled on the foothills of the quiet & quaint NW side of McMinnville, boasting 3 Bedrooms and 2.1 BA. Green space, walking trails & a playground within walking distance. Buyer representation for an out-of-state buyer looking to relocate. **MLS# 21385007**



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Broker

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lacey@thebellacasagroup.com

\$339,000

McMinnville



Charming Cottage

Charming cottage just blocks from Memorial Elementary and historic downtown McMinnville. Situated on a roomy corner lot, this 3bdrm 2bath home features a wraparound covered porch, updated vinyl windows, laminate flooring, and a brand new roof. **MLS# 21677033**



Jody Purdy, Broker

Bella Casa Real Estate Group  
971-237-1926  
Jody@TheBellaCasaGroup.com

\$350,000

Independence



Entertainer's Paradise

The layout of this home is perfect for entertaining with fenced back yard space, and quaint tree-lined street. Open kitchen, formal dining, two living areas, all with natural light. Updated lighting and fixtures, shelving, built-ins, and many custom touches. Spacious master bedroom retreat and fully updated bathrooms! **MLS# 778276**



Lacey Summers  
Broker

Bella Casa Real Estate Group  
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lacey@thebellacasagroup.com

\$999,900

McMinnville



Perfect for Car Enthusiasts!

Pristine 1.31 acre lot w/creek frontage & views of the Coast Range. HUGE 60 x 60 Shop w/RV parking. Vaulted ceilings, wood floors & handcrafted handrails. The 2nd floor has 4 BRs including the family room with a ceiling fan and built-in speakers. Extra large master suite w/ walk-in closet, double tiled shower, his/her sinks. New Trex decks, Fenced garden. Too much to list! Must see! **MLS# 21578437**



Beth Jacobsen,  
Broker

Windermere Pacific Crest Realty  
503-550-8565  
beth@bethjacobsen.com

\$1,950,000

Sheridan



Pristine Private Property

Beautiful custom single level home. Well-appointed kitchen, mud room, spacious living & dining room plus the most amazing master suite featuring 2 Gorgeous walk in closets, floor to ceiling windows, en suite bathroom with jetted tub. 1760 sf Studio offers a variety of use with a full bathroom, FS Hot tub and Sauna, floor to ceiling windows, this would make excellent guest quarters. **MLS# 21162255**



Stacey McGhehey  
Broker

Coldwell Banker Professional Group  
971-237-9306

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Kim Duncel

McMinnville Branch Manager & Senior Escrow Officer  
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Mary Jane Hendrix

Newberg Branch Manager & Senior Escrow Officer  
TICOR TITLE  
503.542.1400



# GREEN IDEAS

Making your home more energy efficient is good for the planet and your wallet. Here are a few tips to help you reduce your energy consumption during the summer months.

**Upgrade your air conditioner.** You can lower your energy bills considerably by switching to an Energy Star certified model, especially if your current unit is more than 10 years old. For best results, use HEPA filters.

**Allow fresh air to circulate.** A ceiling fan can help cool a room and reduce strain on your air conditioner. Choose an Energy Star certified model to minimize energy consumption.

**Keep the heat out.** Close blinds and curtains during the day, especially those on southern-facing windows. This will help regulate your indoor temperature.

**Rethink outdoor lighting.** Use solar-powered lights to brighten up

How to reduce your home's energy consumption this summer

the patio and opt for motion-sensor lights around the sides of your property.

**Set up timers.** Program your outdoor lights to go on when it gets dark and turn off when you go to bed. You should also consider installing a timer for your pool pump.

**Dry laundry outside.** A clothesline or drying rack will allow you to take advantage of sunny days and avoid turning on the dryer.

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