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HOUSEHOLD ELECTRICAL SAFETY TIPS

Electricity is a necessity of modern living. According to the National Fire Protection Association, approximately 51,000 electrical home fires occur annually, resulting in nearly 500 deaths, more than 1,400 injuries, and over \$1.3 billion in property damage. And, according to the U.S. Consumer Product Safety Commission, nearly 400 people are electrocuted each year.

How can you keep your family safe from household electrical dangers?

- Extension cords should be used as a temporary fix, not as household wiring. Keep them free of knots and tangling around other objects.
- Do not attempt to force plugs into wall sockets if they don't fit. Move to an outlet that will accommodate the plug securely and correctly. If plugs won't stay in a socket, the outlet may be damaged and should be repaired or replaced.
- Use lightbulbs with wattage that complies with the lighting fixture.
- Keep all electrical appliances away from water! If an appliance does fall in water, unplug it before retrieving it.
- Unplug all appliances during an electrical storm to prevent damage from power surges.
- Keep a distance of at least three feet between space heaters and rugs, curtains, furniture, and other flammable objects.
- Always use power strips with surge suppressors on delicate equipment, such as computers and home entertainment devices.

Details of this beach area home on pg. 3

Neighborhood Highlights

LOCAL STATISTICS

It's Spring and the Central Oregon housing market is in full swing! Home prices are stabilizing and mortgage applications have increased. Home prices should see an increase in appreciation as more inventory comes to market. Building permits are up, showing more confidence in the new construction segment. If you're a homeowner who's been waiting to sell, this may be the perfect time. Call a Rogue agent today to get started!

Figures now on Bend single family homes on less than an acre most recent statistics are as follows:

- * Homes for sale are currently at 185
- * Homes sold are currently at 112
- * Homes pending are currently at 107
- * The average price per square foot for sold homes is currently at \$315
- * The average active price is currently at \$660,000
- * The average sold price (under \$1M) is currently at \$635,000
- * There is 1 month of inventory currently on the Bend market.



\$695,000

805 Amerman Dr—Phoenix
4 Bds / 3 Ba / 3,698 SF / .32 Acres
Amazing Home w/Stunning Views!



\$699,000

3430 Prestwick Ct S—Salem
2 Bds / 2 Ba / 2,147 SF / .19 Acres
Highly Desired Illahe Hills Estates!



\$610,000

8684 Wagner Creek Rd —Talent
3 Bdrm / 2Ba / 2188 Sf / 4.84 Acres
Peace & Serenity in the Foothills of Talent!



\$1,098,000

688 SE Centennial St—Bend
Triplex—3 Bd Units
Completely Remodeled Inside!



\$815,000

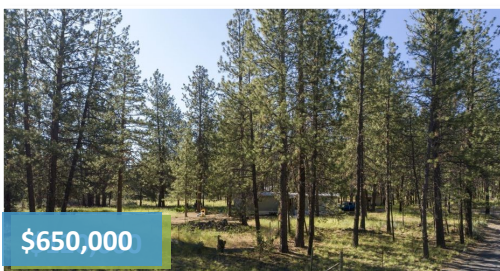
ACREAGE

15780 SW Perch Rd—Terrebonne
3 Bdrm / 2 Ba / 1844 SF / 5.6 Acres



\$375,000

94679 Raccoon Ln—Gold Beach
3 Bdrm / 2 Ba / 1350 SF / .52 Acres



\$650,000

19774 Buck Canyon Rd—Bend
7.17 Acres / RR10 Zoning



\$385,000

2881 SW Indian Circle—Redmond
3 Bdrm / 2.5 Ba / 1700 SF / .05 Acres



ENJOY PERENNIAL FLOWERS THIS SEASON

Enjoy the beauty of spring by planting seasonal, warm-weather flowers. If you're new to gardening, you may be wondering where to begin. Fool-proof your spring garden with these perennials that will grow in just about any climate.

Bee Balm—Hummingbirds, bees, and butterflies flock to this low-maintenance wildflower. With full sun and moist soil, bee balm can grow in abundance.

Daylily—This perennial is a landscaper's favorite since they grow in a variety of places. Native to Asia, daylilies have flourished in North America since the 17th century.

Geranium—Geraniums are known for their wide range of color options and delicate appearance. The long-blooming varieties can flower from late spring to late fall.

Penstemon—Also known as beardtongue, penstemons are a great addition to any garden. They are generally disease- and insect-free, and they're sure to attract birds and butterflies.



\$575,000

508 NW E St—A,B,C—Grants Pass
3—2 Bdrm / 1 Ba Units
Nice Triplex! Great Investment!



\$299,000

102 Mistletoe St—Medford
1074 SF / .12 Acres
Downtown Commercial Property!

QUOTE OF THE MONTH

Egg hunts are proof that your children can find things when they really want to.



PLANT A BUTTERFLY GARDEN



Spring has sprung, and it's the perfect time to plant vibrant blooms that attract butterflies! Butterfly gardens can beautify the lawn while providing food and shelter for delicate species that are integral to our ecosystem. Follow these tips for a thriving butterfly garden to enjoy this spring:

Choose the right site

Plant your butterfly garden in an area that receives six to eight hours of direct sunlight each day. Try to plant the flowers in a southern- or western-facing site so the blooms can soak up intense rays of sunshine. Add compost to well-drained soil and till the dirt before planting to promote proper airflow.

Plant flowers that attract butterflies

Butterflies are attracted to colorful, fragrant blooms that provide plenty of sweet nectar. Echinacea, lantana, marigolds, black-eyed Susans, and cosmos are some of the butterfly's favorite flowers to snack on. Follow the directions on each seed packet and allow eight to twelve weeks for the blooms and butterflies to make an appearance.

Include caterpillar food plants

Butterflies also lay their eggs on plants, so include vegetation that nourishes caterpillars before they transform into butterflies. Hibiscus, violets, and aster are fantastic energy sources for this species at every stage of its development from larva to butterfly.

-Old Republic Home Protection

From The Cover...



94679 Raccoon Ln —Gold Beach
3 Bdrm / 2 Ba / 1350 Sf / .52 Acres
Great Property Near The Beach!

Listing Price: \$375,000



\$1,397,973

18625 Couch Market Rd —Bend
3 Bdrm / 2 Ba / 1907 Sf / 10 Acres
7 Stall Barn / Irrigated Pasture!

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Miranda Holloway
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Loan Consultant

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Per
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Guide

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Road to HOMEOWNERSHIP



Get Pre-Approved

Work with your Loan Consultant to determine the amount for which you qualify.



Work with Your Real Estate Agent

Review qualifications with your real estate agent.



Start Searching

Research homes and set appointments to view.

1

2

3



Inspect

A home inspection can provide you with a peace of mind and serve as a useful negotiation tool before closing.



Sign Purchase Agreement

You now control the mortgage contingency period.



Make an Offer

Review market data and make an offer (ASAP).

6

5

4



Mortgage Commitment

Your loan consultant will send you a letter detailing the loan terms.



Closing

Sign closing paperwork and receive your keys!

7

8

YOU DID IT!
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& 2 beverages



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T'was Easter-Sunday. The full-blossomed trees filled all the air with fragrance and with joy.

— Henry Wadsworth Longfellow



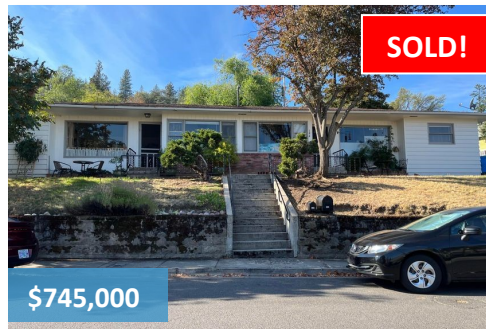
1742 Alcan Dr—Medford
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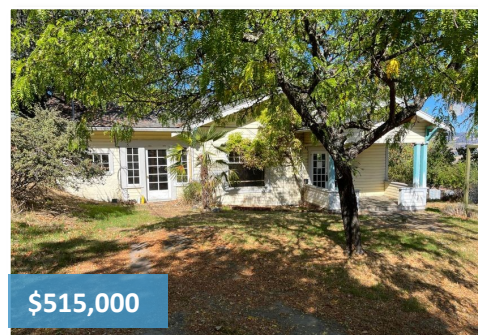
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190 Hargadine St—Ashland
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3 Bdrm / 1 Ba / 1,605 SF / .26 Acres
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DECLUTTERING MADE EASY

Feeling ambitious about eliminating clutter this spring? Here are five easy ways to clear the clutter once and for all.

1. Start by looking at your home as a first-time visitor. Take note of your initial impression and plan your decluttering strategy from there.
2. Eliminate unnecessary furniture cluttering up your home. Instead of adding a desk or bookshelf, install wall shelving as a space-saving alternative.
3. Keep what you need at arm's reach. Everyday items should be easily accessible, and anything you use less often should be stored away.
4. Have three boxes to categorize your belongings as you go from room to room. Separate by what you will donate, throw away, and return to where it belongs.
5. There's nothing more satisfying than seeing the difference decluttering makes. Take before and after photos of your most cluttered areas. Let your progress serve as motivation to maintain a clutter-free home.



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GET YOUR DUCKS IN A ROW BEFORE HOUSE HUNTING

Say you're shopping for a new home. Your goal is to find the ideal property, in a neighborhood that is just right for you, within a price range that you can afford.

What do you need — at minimum — to get started?

If you're looking for ways to get your ducks in a row, here are some things to prepare:

- **A property wish list.** What does your ideal home look like? How many bedrooms does it need to have? Do you require a spacious recreational room? A large deck? A pool? A nice view? Get your wish list down on paper.
- **A neighborhood wish list.** Where you live is just as important as what you live in. What qualities are you looking for in a neighborhood? A nearby park? Walking distance to a good school? Hiking trails? A shorter drive to work? Write it down.
- **A pre-approved mortgage.** Getting the financing handled up front takes the guesswork out of what you can afford. Home sellers will also take any offers you make more seriously.
- **Realistic expectations.** 99.9% of homes sell at or near the current market value. So, don't expect to find a bargain that no one else has noticed.

Looking for more advice on finding your next dream home? Call us today!

Easter Trivia...

Question: About how many chocolate bunnies are produced each year?

Answer: 90 million

Question: The first Easter eggs were dyed what color?

Answer: Red

Question: In the 13th century, the church prohibited eating what during Holy Week?

Answer: Eggs

Question: How many jellybeans do Americans consume each Easter?

Answer: 16 million

Question: When was the first White House Easter Egg Roll?

Answer: 1878

Question: What's the most popular Easter candy in America?

Answer: Marshmallow peeps

Question: Dyeing Easter eggs is a tradition that began in which country?

Answer: Ukraine



Veils

I was reading responses from a question put out to beekeepers on the question of when it's time to hang up our veils and leave beekeeping. For some, it's the tolerance needed for losing their hives, for others it's the rhythm of vigilance required during the critical summer months and then for older beekeepers it's the physical ability of lifting the hives.

Losing colonies is upsetting and can be demoralizing, especially for new beekeepers. We try to tend to our colonies every need but drought, long winters and a host of other factors come into play that can wipe out our hive(s). Newer beekeepers often feel like a failure, it's more difficult than they thought, and for some, losing their colonies can be enough to quit.

Then there's the reality check for time needed to tend to our bees. Not only the time that's required to manage the colonies but the timing of opening the hive, especially in cooler climates where it must be done at the peak warm temperature during the day. Then there are the summer vacations. This year my spouse and I are going on a road trip to the national parks during a critical time for hive management. I have 2 new colonies this summer that will require vigilance, so a bee sitter is required. Either a beekeeping friend will come over to manage the hives, or I'll hire the provider of my bees. Fortunately, he lives nearby and will know exactly what to do. Complete colonies, known as "nucs", have become expensive, the bees I want are harder to find, and first year colonies are vulnerable. So, it's money ahead hiring someone to manage them while we're taking pictures of Old Faithful.

Lastly, older beekeepers are a treasure of information, we finally have the time and experience for beekeeping, but the physical requirements can be too much. Each box of a traditional hive can weigh 60lbs..80lbs or more during the peak season when they are loaded with bees and food stores. Smaller and new styles of hives are becoming available so those of us who refuse to quit until our hive tool has to be pried from our hands while being carted off to the funeral home, can continue to keep bees. Now that you know, consider reaching out to an older beekeeper and in turn they'll share their wisdom to help you succeed.

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835 Nutcracker Dr—Redmond



- 2 Bds / 2 Ba / 1288 SF
- 12 Mo Lease
- \$2295 Security Deposit
- Apply Online
- Tentatively Available Mid-May

134 NE Canyon Dr—Redmond

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Easter is the only time when it's perfectly safe to put all your eggs in one basket.

- Evan Esar



Miranda Holloway

NMLS# 1667026
Loan Consultant

(541) 678-6345 office
(503) 349-1720 cell
(833) 896-0638 fax

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Events & Traditions

It's Bunny Time!



The Easter Bunny

According to some sources, the Easter bunny first arrived in America in the 1700s with German immigrants who settled in Pennsylvania and transported their tradition of an egg-laying hare called "Osterhase" or "Oschter Haws." Their children made nests in which this creature could lay its colored eggs. Eventually, the custom spread across the U.S. and the fabled rabbit's Easter morning deliveries expanded to include chocolate and other types of candy and gifts, while decorated baskets replaced nests. Additionally, children often left out carrots for the bunny in case he got hungry from all his hopping.

Easter Eggs

Easter is a religious holiday, but some of its customs, such as Easter eggs, are likely linked to pagan traditions. The egg, an ancient symbol of new life, has been associated with pagan festivals celebrating spring. From a Christian perspective, Easter eggs are said to represent Jesus' emergence from the tomb and resurrection. Decorating eggs for Easter is a tradition that dates back to at least the 13th century, according to some sources. One explanation for this custom is that eggs were formerly a forbidden food during the Lenten season, so people would paint and decorate them to mark the end of the period of penance and fasting, then eat them on Easter as a celebration.

Easter egg hunts and egg rolling are two popular egg-related traditions. In the U.S., the White House Easter Egg Roll, a race in which children push decorated, hard-boiled eggs across the White House lawn, is an annual event held the Monday after Easter. The first official White House egg roll occurred in 1878, when Rutherford B. Hayes was president. The event has no religious significance, although some people have considered egg rolling symbolic of the stone blocking Jesus' tomb being rolled away, leading to his resurrection.

APRIL EVENTS

- **04/01/23 Sky Hunters**
11:00am—2:00pm High Desert Museum
- **04/05—04/08/23 High Desert Stampede**
Deschutes County Fair and Expo
- **04/07/23 First Friday Art Walk**
6:00pm—9:00pm Downtown Bend
- **04/11—04/12/23 East Cascade Orchestra Festival 2023**
Mountain View High School (Check Times)
- **04/18/23 Jesse Daniel**
10:00pm Volcanic Theater Pub
- **04/22—04/23/23 Wild Ride Car Show**
10:00pm—3:00pm Wild Ride Brewing—Redmond
- **04/26/23 Central OR Business Expo**
1:00pm—5:30pm Deschutes Co Fair & Expo

MAY EVENTS

- **05/05/23 First Friday Art Walk**
6:00—9:00 pm Downtown Bend
- **05/07/23 Spring Concert—Central Oregon Symphony**
2:00—4:00 pm Bend Senior High School
- **05/13/23 SELCO Pole Pedal Paddle**
9:00 am—3:00 pm Bend
- **05/14/23 Mother's Day**
9:00 am High Desert Museum
- **05/27 Archaeology Roadshow - Live In Central Oregon**
6:00—10:00 pm 129 NW Idaho Ave—Bend
- **05/27—05/28/23 Sisters Stampede**
11:00 pm Sisters OR
- **05/28/23 James Taylor & His All-Star Band**
7:00—11:00 pm Hayden Homes Amphitheater



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Happy Easter

