

Details of this property on pg. 3

## Neighborhood Highlights

### LOCAL STATISTICS

The summer market is heating up! The Central Oregon housing market is experiencing an influx of buyers hoping to find their perfect homes before school starts again. Home prices are stabilizing and the market has seen an increase in inventory to help strengthen the summer market. New construction is increasing for housing units showing more confidence in the market. 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 213
- \* Homes sold are currently at 129
- \* Homes pending are currently at 131
- \* The average price per square foot for sold homes is currently at \$347
- \* The average active price is currently at \$669,000
- \* The average sold price (under \$1M) is currently at \$663,000
- \* There is 1.4 months of inventory currently on the Bend market.

## This Issue

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## PREPARE YOUR HOMES' EXTERIOR FOR SUMMER WEATHER

Here are four simple spring and summer cleaning and home maintenance tips to help make exterior cleaning a breeze this year:

- **Inspect your house and property:** Frozen ground can cause shifts in your landscaping and patios, which, if left unattended, can result in costly home repairs and injuries. Be sure to inspect your exterior walkways and driveways for cracks.
- **Remove debris from your gutters:** Ensure that leaves and dirt are removed from your home gutters to prevent water blockage.
- **Repair damage to your roof:** Replace missing or damaged shingles to prevent water from leaking through the roofs. Roof renovation may be necessary if there is extensive water damage.
- **Examine fences around your property:** Ensure fences are still sturdy and lock properly to prevent injury and to help keep intruders from entering your yard, especially if you have a pool or water features.

Make sure you follow proper safety standards and precautions in your community for any home maintenance work that is required.

Where available and permitted, consider hiring an experienced local contractor to help with your spring home maintenance such as gutter cleaning and roof repairs.

By following these helpful tips and spring home maintenance checklist, **you can identify potential risks to your home in advance** and take action to help prevent more serious weather, water, and other damage to your home exterior.



\$680,000

**805 Amerman Dr—Phoenix**  
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**20754 Valentine St #9—Bend**  
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**8684 Wagner Creek Rd —Talent**  
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**688 SE Centennial St—Bend**  
Triplex—3 Bd Units  
Completely Remodeled Inside!



\$394,000

**13214 SW Cinder Dr—Terrebonne**  
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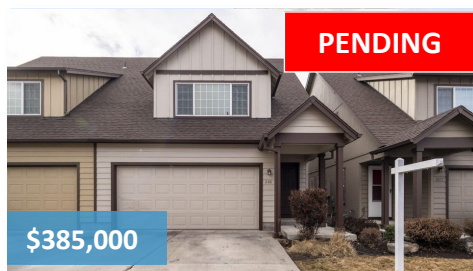
\$375,000

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



\$315,000

**1035 NW Conklin Ave—Grants Pass**  
3 Bdrm / 1 Ba / 1104 SF / .18 Acres



\$385,000

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



## TEACH YOUR KIDS TO VOLUNTEER THIS SUMMER

### Volunteer as a Family

Is there an organization you've wanted to help that is also kid friendly? Volunteering can help your child learn the importance of helping others. Depending on your child's age they might be able to help with things like: leaf raking in an elderly neighbor's yard, dog walking at the local pet shelter, or helping out a local charity rummage sale. Just be sure to check with organizers to make sure volunteer activities are appropriate for your child/family.



\$549,000

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



\$289,000

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

## QUOTE OF THE MONTH

Failure will never overtake me if my determination to succeed is strong enough.

-Og Mandino

## SUMMER HOME IMPROVEMENT PROJECTS

### Upgrade your ceiling fans

The summer is a great time to ditch those old ceiling fans and invest in well-constructed fixtures. Not only can a high quality fan make your home more energy efficient, but it can also improve the overall air circulation within the house. Do your research to find the best breezy fans money can buy,

### Clean out your gutters

Sadly, those summer showers often mean backed up gutters for your home. This can lead to a wide array of water damage – not to mention broken gutters. The best way to avoid these issues is by cleaning out your gutters and downspouts at the beginning of the summer. Before scooping out debris from your gutters, make sure you have a sturdy ladder, a bucket and a proper pair of gloves. After the debris has been removed and placed in the bucket, spray the gutters down with a water hose to eliminate any leaves, bugs or dirt left behind.

### Install better window treatments

Believe it or not, the right window treatments can help keep your house cool during those hot summer months. From blackout curtains to motorized roller shades, there are numerous options to choose from when selecting window treatments. Not only can outfitting your home in window shades cut down on dangerous UV light and blinding glare, but it can also improve the overall look and feel of your home.

### Perform maintenance on your air conditioning unit

There's nothing more important in the summertime than a properly running AC unit. So before temps reach their peak, be sure to hire a reputable HVAC pro to inspect and perform routine maintenance on your unit. Also, given that your AC unit will be running more frequently during the summer months, it's a good idea to replace your home's air filters at least once every one to two months. Fortunately, you should be able to find AC filters in most sizes at your local hardware store or at The Home Depot.

### Power wash your home's exterior

After mother nature's wrath this winter, your home's exterior could probably use a little TLC. To get your home ready for the summer months, we recommend hiring a professional to power wash the home's siding, driveway and deck. Not only will this make your house appear brand spanking new and improve your curb appeal, but it will also make your abode a more enjoyable place to kick back and relax this summer.

### Invest in a smart thermostat

Thanks to a slew of smart home devices, it's easier than ever to improve your home's energy efficiency this summer. Start by outfitting your place in the ENERGY STAR certified Nest Learning Thermostat. This thermostat saves its users up to 15 percent on cooling bills and is designed to adapt to your individual temperature preferences.

### Clean the windows

Summertime means longer days and more sunlight. To take full advantage of this sunny season, we highly recommend cleaning your windows on the inside *and* outside. To clean your windows, use either a multipurpose cleaning spray or the window cleaning product Windex, a clean cloth for wiping and paper towels for drying. Clean windows using circular motion with your hands.

### Plant shade trees

Braving the hot summer heat to plant a few shade trees will be well worth your time, if you're looking to cut costs on those cooling bills. Shade trees are an easy way to keep the sun off of your house, while also beautifying your property. Popular shade trees include maple trees, oak trees, linden trees, ginkgo trees and elm trees. Before purchasing these plants, we recommend visiting your local nursery to speak with an expert about the best type of tree for your yard.

### From The Cover...



**19685 Meulink Dr —Bend**

4 Bdrm / 3.5 Ba / 3550 Sf / 1.97 Acres

*Irrigated Landscape—Lovely Amenities!*

**Listing Price: \$2,199,000**



**\$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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Per  
Scotsman  
Guide

### THE TRUTH ABOUT VA HOME LOANS

Many veterans are not aware of the VA Home loan benefits that they have- or they may have heard false information- which we want to clarify this month for our Veterans.

1. Can the VA home loan benefit be used more than once?
2. Can you have more than one active VA loan at one time?
3. Can my service related disability or injury reduce my VA loan costs?
4. Do National Guard or Reservists qualify?

The answer is: **YES!** To all of the above questions.

1. Does the VA home loan benefit expire?
2. Is there a limit to the size of a VA loan?
3. Are VA appraisals difficult?\*
4. Are VA loans expensive?\*
5. Do VA loans take longer to close?\*
6. Do you need to be a combat veteran to be eligible?

The answer is **NO** to these questions!

Are any of these questions and answers different than you expected?

Just think about how many Veterans have different information than the facts. Let's help more veterans become homeowners today by knowing the truth about VA Home loans.

Need help finding out more about qualifying as a Veteran to buy a home? Give me a call or email- I'm here to help!

**\$6 OFF** Any 2 entrées & 2 beverages



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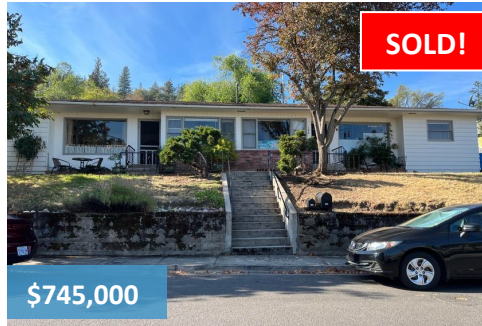
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**1006 S Shasta Ave—Eagle Point**  
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Great Investment Opportunity!



**733 E. Milton St—Lebanon**  
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**190 Hargadine St—Ashland**  
Duplex + House On One Tax Lot



**104 S. 1st St—Ashland**  
3 Bdrm / 1 Ba / 1,605 SF / .26 Acres  
Own An Historic Property!

## LET'S PLANT AN HERB GARDEN

### Why plant annual herbs?

Herbs are easy-to-grow, prolific producers, and it's cheaper than buying fresh herbs

Add zing to any meal with fresh herbs snipped from your garden. Good starter herbs include savory, dill, cilantro and basil, which is available in many different varieties.

But basil is one of the few herbs that sometimes struggles with diseases such as downy mildew and leaf spot, so look for newer types, such as columnar basil, which is more disease-resistant.

### Why plant perennial herbs?

Far cheaper than buying herbs, these plants will yield all the herbs you want for many years.

Many herbs come back year after year, so they're a great long-term investment in your garden. Perennial herbs do well in ground or in containers, though you may need to shelter pots in an unheated shed or the garage over winter so the roots don't freeze.

Reliable perennial herbs include thyme, chives, oregano, sage, mint, and tarragon.

In warm climates, rosemary is a perennial. In the rest of the country, it's considered an annual.

Do the difficult things while they are easy and do the great things while they are small. A journey of a thousand miles must begin with a single step.

—Lao Tzu



**JUNE 14TH**  
**FLAG DAY**

IF ONE OF YOUR GOALS INCLUDE MOVING TO A NEW HOME, LOOK NO FURTHER! AT ROGUE WE HAVE IMMENSLEY EXPERIENCED BROKERS TO HELP YOU SELL YOUR HOME WHILE AT THE SAME TIME ASSISTING YOU IN FINDING THE RIGHT HOME FOR YOUR CURRENT NEEDS.

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HOME IN STYLE!

**Q:** What day is Flag Day found on the calendar?

**A:** June 14

**Q:** Which U.S. President set aside a special day for honoring the flag?

**A:** Woodrow Wilson

**Q:** Which state became the first to honor Flag Day as a state holiday?

**A:** Pennsylvania

**Q:** In 1890, what group proposed a nationwide display of the flag on June 14th?

**A:** The Sons of the American Revolution

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## WORRIED ABOUT FINDING A HOME IF YOU SELL FIRST?

There are many reasons why selling your current home before buying another one may be a good idea. But, once you've made that decision, you may still worry that you won't find another home to buy after you sell.

Fortunately, there's plenty you can do to minimize that possibility.

For example, if you sell first, you'll know exactly how much you'll be able to put towards a new home. Having that specific number in your back pocket will enable you to target your search and jump on buying opportunities right away. When you see a home you like, you won't have to wonder, "Can we afford it?"

Creating a buying plan will also help ensure that you find the home you want, quickly.

Ideally, it should have a shortlist of neighborhoods or areas you are considering. Narrowing your search in that way actually increases the likelihood of finding a "right fit" home. You should also create a profile of the kind of home you're looking for — type, number of bedrooms, etc. — as well as the features you need, such as a spacious kitchen.

Being open-minded about the homes you see is also crucial. If the "perfect" home isn't coming up in the listings, be flexible. Often, a less-than-perfect home can become a dream home with just a few improvements.

So, replace worry with planning and action. Then, once you sell, the home you want will be out there — and you'll find it!

### Father's Day Trivia...

**Question:** In what year was the first-ever Father's Day celebrated?

**Answer:** 1910

**Question:** What is the official flower associated with Father's Day?

**Answer:** The Rose

**Question:** What is the most popular Father's Day gift of all time?

**Answer:** A Necktie

**Question:** Who is the father in the family that is known for being "creepy, kooky, mysterious, and spooky"?

**Answer:** Gomez Addams

**Question:** Which U.S. state was the first to celebrate Father's Day?

**Answer:** Washington

**Question:** What is the name of the father on the TV show "The Brady Bunch"?

**Answer:** Mike Brady

**Question:** What is the average age of first-time fathers in America?

**Answer:** 30.9 Years



### HOME AND THE HONEY BEE

By: Annie's Apiary



Today there was an argument online in my gardening group about dandelions and managing them. The admin of the group said she now has a mini cordless vacuum that she carries around to suck up the dandelion puffballs before the seeds are carried off in the wind. Now that's commitment! Personally, I run around and try to snatch the little puffballs up before they open up or take a heat-weeder to those I've missed, if conditions allow, but leave the flowers there for critters and pollinators. I then remove some of them later in the year.

My former weed management involved dye that was an additive to my weed killer of choice, and the purpose was to make sure I had not missed any spot in the yard with my backpack sprayer as I waged my war against anything sprouting outside of the garden beds, or was declared unsuitable to remain, by my standards. At that time, I would grouse at the yard across the street from mine, the owner clearly did not care about all the dandelion weeds in his yard. After all, those weeds could spread to other yards, possibly even mine!

Things change, life's path brought me to interests in beekeeping, native plants, and with the recent drought years, xeriscaping became a practical matter. The new understanding of what my bees need is also what is safer for my family and pets lead me away from my old habits. It would, in part, require going "local" with landscaping. I am now a reformed weed sprayer.

If you're starting the journey into native plants, and trying to select plants that check all the boxes; drought tolerant, hardy, disease resistant, good for pollinators and, if you're a real over-achiever, something the deer won't eat, it's important to know when it comes to native plants, what is resilient in one yard can become invasive in another yard. I had generously cast yarrow seeds near my beehives that are located in the back part of the property. Even without water I now mow this area like a lawn to keep the yarrow under control. The path to success in the new world of gardening is for you to try seeds and plants sparingly, know that natives can be fussy too growing in different micro climates within a region. Give it time and allow yourself some grace if something fails, you WILL become the expert of your property.

Now when I weeding I grouse about the neighbors grass seeds that have made their way into my yard and taken root. A local native plant enthusiast said she had catalogued over a hundred native grasses but I'm certain the one coming from the neighbor's water dependent yard is not one of them. At this point, it's equal opportunity grouching, my dandelions vs. his grass.

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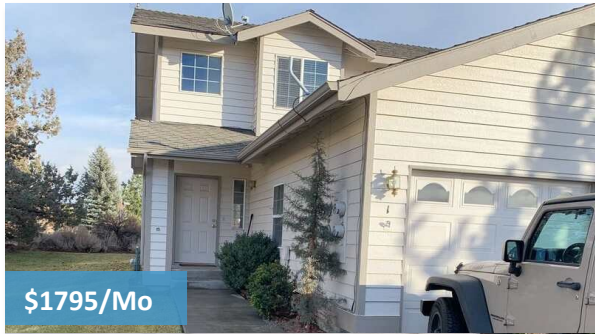
2681 NE 6th Dr—Redmond

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- \$4500 Security Deposit
- Apply Online
- Tentatively Available Early-July



738 W Antler Ave #6—Redmond

- 2 Bds / 2 Ba / 1236 SF
- 12 Mo Lease
- \$3710 Security Deposit
- Apply Online
- Tentatively Available Mid-July



2080 NE Chanel Ct #1—Bend

- 2 Bds / 2.5 Ba / 1144 SF
- 12 Mo Lease
- \$3590 Security Deposit
- Apply Online
- Tentatively Available Late-June

## PROPERTY MANAGEMENT

By Paula Dodge  
Licensed Property Manager

Do you have an investment property and need help managing your tenant? Rogue Real Estate has a sister company, RealWise Property Management. Give Paula Dodge a call at **541-923-8222**. Mention this newsletter and receive a \$0 set up fee and 50% off your first month's management fee.

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Our greatest weakness lies in giving up. The most certain way to succeed is always to try just one more time.

-Thomas A. Edison



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# Events & Traditions

## WHY DO WE CELEBRATE FATHER'S DAY?



Father's Day was inspired by its counterpart: Mother's Day.

Mother's Day became a commercial holiday in 1908. By 1914, it was made official by President Woodrow Wilson, who said the second Sunday of May would be dedicated to honoring "that tender, gentle army, the mothers of America."

After hearing a Mother's Day sermon, Sonora Smart Dodd of Spokane, Washington was inspired to create a similar holiday that celebrated fathers. Dodd was raised by a widower with 14 children. As a result, she wanted to honor "loving service" of fathers.

Dodd gained support from community members, such as shopkeepers, churches and government officials. This led to the first Father's Day, which was celebrated on June 19, 1910.

Though Father's Day did not see immediate success, it eventually spread beyond Washington state. In 1916, Wilson recognized the holiday, and in 1924, President Calvin Coolidge urged states to observe Father's Day.

This did not happen until 1966 when President Lyndon B. Johnson made the first presidential proclamation that honored fathers, designating the third Sunday in June as Father's Day.

Father's Day was made a permanent holiday and was officially signed into law by President Richard Nixon in 1972.

### JUNE EVENTS

- **06/02/23 First Friday Art Walk**  
5:00pm—9:00pm Downtown Bend
- **06/02—06/04/23 The 2023 BBQ, Blues and Whiskey Festival**  
Deschutes County Fair and Expo
- **06/03 & 06/04/2023 Ringo Starr and His All Starr Band**  
8:00pm Hayden Homes Amphitheater
- **06/07—06/11/23 Sisters Rodeo**  
1:00pm—6:00pm Sisters, OR
- **06/16/23 Chris Stapleton's All American Road Show**  
6:00pm—10:00pm Hayden Homes Amphitheater
- **06/18/2023 Redmond Festival**  
3:00pm—9:00pm Centennial Park
- **06/25/23 Bite Of Bend—Beer Run**  
12:00pm Downtown Bend

### JULY EVENTS

- **07/04/2023 July 4th Pet Parade**  
10:00am Downtown Bend
- **07/07/23 First Friday Art Walk**  
5:00pm—9:00pm Downtown Bend
- **07/12/23 Music On The Green**  
10:00am—12:00pm Sam Johnson Park—Redmond
- **07/14/23 An Evening With Lyle Lovett & His Large Band**  
8:00pm—10:00pm Hayden Homes Amphitheater
- **07/20—7/22/2023 Flashback Cruz Classic Car Show**  
4:00pm Dandy's Drive In—Bend
- **07/21—07/23/23 Balloons Over Bend**  
(Check on Time) Bend OR
- **07/26/23 Tears For Fears**  
6:30pm—9:00pm Hayden Homes Amphitheater



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# Happy Father's Day

