



Details of this property on pg. 3

Neighborhood Highlights

LOCAL STATISTICS

We're deep into the fall market here in Central Oregon! For now, inventory is holding steady at 2 month's supply. There is less competition out there for buyers right now, which makes it easier to find a great home. If you're thinking you can't afford a new home right now, it's time to contact your favorite Rogue broker to explore your many options to purchase. 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 306
- * Homes sold are currently at 135
- * Homes pending are currently at 103
- * The average price per square foot for sold homes is currently at \$379
- * The average active price is currently at \$750,000
- * The average sold price (under \$1M) is currently at \$687,000
- * There are 2.0 months of inventory currently on the Bend market.

This Issue

Neighborhood Highlights	P.1
November Gardening	P.2
Home Modifications	P.3
Tortellini w/Pumpkin	P.4
Holiday Decorating Ideas	P.5
Rogue Rentals	P.6
Events And Traditions	P.7
Happy Thanksgiving!	P.8

THANKSGIVING SAFETY TIPS

- Stay in the kitchen when you are cooking on the stove top so you can keep an eye on the food.
- Stay in the home when cooking your turkey, and check on it frequently.
- Keep children away from the stove. The stove will be hot and kids should stay three feet away.
- Make sure kids stay away from hot food and liquids. The steam or splash from vegetables, gravy or coffee could cause serious burns.
- Keep knives out of the reach of children.
- Be sure electric cords from an electric knife, coffee maker, plate warmer or mixer are not dangling off the counter within easy reach of a child.
- Keep matches and utility lighters out of the reach of children — up high in a locked cabinet.
- Never leave children alone in room with a lit candle.
- Keep the floor clear so you don't trip over kids, toys, pocketbooks or bags.
- Make sure your smoke alarms are working. Test them by pushing the test button.



PENDING!

\$399,900

1210 Ashland Mine Rd—Ashland
2 Bds / 1 Ba / 780 SF / .16 Acres
Beautiful Views Of The Valley!



\$549,000

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



PENDING!

\$160,000

6100 S. Hwy 97 —Redmond
3 Bdrm / 2Ba / 1404 Sf
Open & Bright—Lots Of Storage!



PENDING!

\$375,000

5191 SE Bridge Ct—Prineville
3 Bdrm / 2 Ba / 1296 Sf / 5 Acres
Large Shop/Garage!



\$384,000

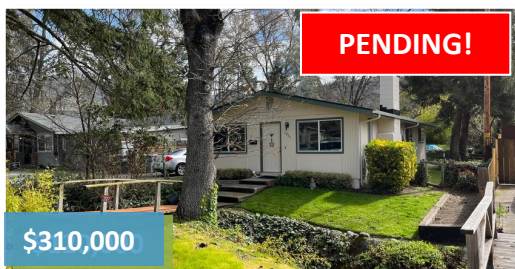
13214 SW Cinder Dr—Terrebonne
3 Bdrm / 2 Ba / 1188 SF / 1.01 Acres



SOLD!

\$1,150,000

2742 NE Mesa Ct—Bend
8 Bdrm / 8 Ba / 3270 SF / .25 Acres



PENDING!

\$310,000

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



PENDING!

\$297,000

142 SE Nueva Dr—Myrtle Creek
3 Bdrm / 2 Ba / 1255 SF / .21 Acres



NOVEMBER GARDENING TO-DOS

Maintain Garden Beds and Yard

- Finish any weeding and mulching to protect the soil from compaction.
- Clean up any fruit that has fallen on the ground to prevent disease and pest issues. Pull dead vegetable plants and put them into the compost.
- Rake up leaves that have fallen on the lawn and pathways.
- Any *fallen leaves can also be mulched* by a lawn mower and spread throughout the garden beds to replenish nutrients.

Add Mulch or Other Organic Matter

- Protect sensitive perennials from the winter frost by adding a layer of mulch around the plant. You can mulch with leaves, bark, and even straw.
- Mulching your garden beds helps to keep earthworms warm so they can continue to break down organic matter in the upper soil layers.
- Leaves can be left in the garden beds to decompose and provide nutrients that will keep the soil healthy. It will also provide a habitat for beneficial insects.

Planting

- Take root cuttings of woody shrubs and evergreens such as azaleas and hydrangeas for propagating.
- Place your order for bare-root fruit trees and shrubs this November. You can plant bare roots if your nursery or garden center carries the variety you want.
- You can still **plant bulbs** and garlic in coastal areas where the temperatures have not hit below freezing yet in your November garden.

QUOTE OF THE MONTH

*Wear gratitude like a cloak,
and it will feed every corner
of your life.*



HOME MODIFICATIONS FOR YOUR AGING PARENTS

As the baby boomer generation gets older, planning home modifications to ensure easy “aging in place” needs to happen sooner rather than later. Research by the American Association of Retired Persons (AARP) states that almost 90 percent of seniors want to stay in their current homes as they age. Do your parents feel the same? To create the most comfortable and safest environment, you’ll need a solid plan for modifications.

To help with the planning process, here are a few of the most important home upgrades for helping your family take care of Mom and Dad as they enjoy their retirement years – in the comfort of their own home!

Replace Cabinet Door Handles

A quick and easy job is replacing cabinet hardware and doorknobs with D handles. Traditional knobs are difficult for people with arthritis to grasp firmly, and the twisting motion can sometimes prove to be challenging. D handles allow people with all abilities to easily open and close their cabinets or doors, and the hardware can look just as stylish as any other handle. A small modification like this can keep life moving at a normal pace for anyone who’s feeling a little stiffer with age.

Install Grab Bars and Railings Throughout the Home

Typically installed in the shower or near the toilet, grab bars are simple devices that make a difference. They can help stabilize homeowners as they maneuver, or they offer a good handhold for a moment of rest. Grab bars require proper installation so they can safely bear the weight of the person grabbing hold, so finding an expert handyman for the job is important. A professional can also help you make grab bars look like simple decorative accents rather than an eyesore. As you add grab bars throughout the home, consider adding a railing to your stairways too.

Make Showering Convenient and Safe

In addition to a grab bar, installing a corner seat in the shower provides another layer of safety. The seat allows anyone who is uneasy on their feet a place to sit and relax while steamy water pours over them. And seats aren’t just for sitting. A shower seat is also the perfect perch for shampoo bottles, and a spot to prop up each leg while shaving. The shower-head should also be upgraded to a handheld showerhead. A wand attachment makes it especially easy to rinse soap from hard-to-reach places.

Add a Seat Near the Stairs

Sometimes you just need a rest. Walking up the stairs can be tiring and hard on sore joints. Give Mom and Dad an opportunity to catch their breath and rest by installing an attractive bench in places that require extra activity. A bench at the staircase landing provides a great resting point halfway up. The front porch is another prime location for a bench. If there’s no room for a bench on the porch, consider adding one just inside the front door. Providing someone the opportunity to rest and recover may help prevent a serious trip and fall.

Raise the Toilet Seats

Raising the toilet seat helps prevent any unfortunate accidents and straining in the bathroom. The National Institute on Aging reported that one in three people who are 65 or older falls each year, and many of the accidents take place in the bathroom. An elevated toilet combined with grab bars can provide security, safety and comfort in a room that can be so dangerous.

From The Cover...



3348 SW Salmon Ct—Redmond
4 Bdrm / 3 Ba / 1559 SF / .24 Acres
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Listing Price: \$512,000



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Miranda Holloway

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#1

Retail Lender
in Volume

Per
Scotsman
Guide

Are you a Veteran and Looking to Buy a Home in Oregon?

Did you know Oregon has our own VA loan program called the ODVA Veteran Home Loan Program? This loan typically follows Fannie Mae conventional loan guidelines and has a minimum of 5% down payment requirement.

This loan program is a fixed rate 20 or 30 year mortgage for our eligible Oregon veterans looking to buy an owner occupied home. The loan offers financing on stick built homes, manufactured homes, townhomes and condominiums. Depending upon the home type, that could change your down payment requirement.

If you are a veteran looking to buy a home in Oregon and have a DD214 to show military service and have at least 5% down, you may benefit from the ODVA program as rates are often lower than your typical market VA home loan -you can go to: www.https://www.oregon.gov/ to get more info and up to date rate information.

Current purchase price limits for 2023 are \$726,200 and there are no current income limitations, there is no funding fee.

Rates as of October 2023 are at 6.000% (APR 6.022%) – which may be much less than the Federal VA home loan- helping increase your buying power and or lowering your monthly mortgage payment.

Interested in learning more? Give me a call! I’m here to help our veterans in buying their own home and knowing what options are available to you.

Thank you for your service
and Happy Veteran’s Day!



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733 E. Milton St—Lebanon
3 Bd / 1 Ba / 920 SF / .23 Acres



\$399,000

536 Tulipan Way—Talent
2 Units— 2 Bd / 1 Ba / 952 SF Each
Charming Duplex—Great Investment!



\$209,500

1005 SE Camelot Dr—Grants Pass
Condo—2 Bd / 1 Ba / 1008 SF
Updated—Near Shopping!



\$215,000

1003 SE Camelot Dr—Grants Pass
Condo—2 Bd / 1.5 Ba / 1008 SF
Updated Condo—Private Back Patio!

*An attitude of gratitude
brings great things.*

Happy Thanksgiving

IF ONE OF YOUR GOALS INCLUDE MOVING
TO A NEW HOME, LOOK NO FURTHER!
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ASSISTING YOU IN FINDING THE RIGHT
HOME FOR YOUR CURRENT NEEDS.

*AT ROGUE, WE'LL TAKE YOU
HOME IN STYLE!*

Tortellini with Pumpkin, Brown Butter and Sage



Ingredients

- 1 small pumpkin, peeled, deseeded and sliced
- 3-4 fresh thyme sprigs
- 1 tbsp olive oil
- 500g spinach and ricotta tortellini
- 100g butter
- 75g blanched hazelnuts, roughly chopped
- 2 fresh sage sprigs, leaves picked
- 100g Cashel blue cheese to serve
- Best quality extra-virgin olive oil to serve

Instructions

1. Heat the oven to 180°C/160°C fan/gas 4. Put the pumpkin on a large baking tray with the thyme sprigs and sprinkle with the olive oil. Season generously with sea salt and ground black pepper, then roast in the oven for 40 minutes or until tender and caramelized at the edges. Once cooked, keep warm.
2. Towards the end of the pumpkin cooking time, bring a large pan of water to the boil and season generously with salt. Once boiling, add the tortellini and cook until tender but still with some bite. Drain and reserve a cup of the starchy cooking water to use in the sauce.
3. While the pasta cooks, put a large heavy-based frying pan over a low-medium heat and add the butter. Add the hazelnuts to the pan, tossing to coat them evenly in the warm butter. Cook for 4-5 minutes until the hazelnuts have toasted. Stir in the sage leaves and allow to toast in the golden butter mix.
4. Toss the roasted pumpkin and tortellini into the pan, adding a splash of reserved pasta cooking water to loosen, if needed.
5. Serve the pasta on warmed plates. Crumble over some blue cheese along with a generous drizzle of the best quality extra virgin olive oil you have to hand. Finish with a sprinkle of salt and a grinding of black pepper.

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EASY HOLIDAY DECORATING IDEAS

With December nearing, it's time to start transforming your home into a winter wonderland. Here are some decoration ideas to help get you in the holiday mood.

Play With Metallics

Christmas may be famous—among many reasons—for its red-and-green color scheme, but there's something to be said about going the metallic route. Mixing tones ups the sophistication factor without losing the whimsical and festive feel of the holiday.

Decorate Your Garland

Garlands are plenty festive on their own, but if you want to take it a step further, attach a few ornaments, lights, and pinecones to the branches and let it shine.

Customize The Scent

If you don't plan on baking Santa any cookies this year, we won't hold it against you. Just be sure to fill your home with a sweet scent that's as delicious as it is cheery.

Don't Neglect The Porch

Don't use all of your decorations inside! The front porch is just as essential as the living room, so if you have extra garland or bows, bring them outdoors.

Appoint Poinsettias

Though any florals can work for Christmas, poinsettias are in season from Thanksgiving to New Years, so if you want to add a touch of color that feels on-theme, you can't go wrong with these bright red flowers.

Let It Snow

You don't have to live in a cold climate to enjoy a white Christmas. Just sprinkle some faux snow wherever you could use some festive spirit.

Swap Your Tree Stand For A Planter

More is more. The holidays are meant to be extravagant! Instead of a tree skirt, try a vintage fishbowl or planter. It heightens the tree and gives you more room for Santa's surprises.

Incorporate Your Artwork

Decorate your mantle with greenery, then add ribbons and ornaments for a pop of color. Match your garland accessories to wall art and decor throughout the space rather than using the classic Christmas colors for an understated yet festive look.

Exchange Existing Items For Christmas Ones

Swap out kitchen towels and plating to make your kitchen look festive, too. Candy cane motif decor gets this small kitchen nook in the Christmas spirit without taking up too much space.

Frame An Archway

Frame a doorway with a simple pine garland to ensure that every single room, including in-between spaces, like hallways and foyers, is decked out for the holiday.

Bring Out The Plaids

Spoiler: Plaid is so in for winter. Opt for a grayscale take on the classic print if you want to take a more minimalist and modern approach to Christmas decorations.

Splice In Copper Accents

Whether it's in the form of a mug or a glass, copper decor will add a bit of glam to your holiday display. They provide the perfect excuse for making a batch of hot cocoa or Moscow mules, too.

Gather Pine Cones

Gather up some pinecones from your yard and place them in a bowl on the coffee table or dining room table for a seasonal centerpiece.

Hang Mistletoe

Set the holiday rom-com mood by hanging mistletoe over a doorway.



Records

Brrrr...it's cold outside! Now that winter is setting in my colonies will soon be on their own to make it through the winter months. They have received expert care this year while offsite and then the hives won't be opened for months. Every bee in the colony has fulfilled its role, and beekeepers have to assess their needs to help them through the winter. With such diligence and care what could possibly go wrong?

While the plight of honeybees is in the news less often these days, the Bee Informed Partnership, who has been conducting surveys for 15 years, reported that drought, smoke, loss of pollen and nectar to forage, and pesticides are taking their toll. We know when heading into winter, a weakened colony, that's in poor condition, is more vulnerable to the stress of cold temperatures, insufficient food stores, and parasites, which contribute to the loss of colonies during the winter. But there are other factors.

An essential tool that is not practiced well enough and rarely mentioned with the public is the importance of keeping records for each hive. The common information kept is the age the Queen, when the colony was last inspected, when was it last treated for varroa mites and detail about any supplemental food that was provided. But there is so much more to understanding why colonies die during the winter. Like anything else in life, knowledge is power and we need to learn not only from our mistakes, but from patterns we observe when things fail.

In beekeeping, managed colonies are often created from the hive components of other hives, swarms that were caught, and other peoples bees...such as a spare queen. So, it's essential to document where the colony came from. Was it a swarm? Did I combine two small hives? Did I have to split a large hive into 2 smaller ones to avoid the colony swarming? Was the Queen purchased and transported...from where? Or was the colony lucky enough to rear a Queen that actually made it back from her mating flights. It's easy while scrambling in the field and patching colonies together to forget something we did and why. Beekeepers are good about reporting the bees lost over the winter and it's more often than not usually noted as consequences from varroa mites. Documenting more detail though could perhaps reveal a problem with Queens from a specific location, products from a supplier, or a myriad of other potential issues. What is clear is that we need to do more than report our losses.

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1757 SW Knoll Ave, Unit 4—Bend

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3721 SW Tommy Armour Ln—Redmond

- 3 Bds / 2 Ba / 1972 SF
- 12 Mo Lease
- \$4275 Security Deposit
- Apply Online
- Available November 1st



3612 SW Pumice Ave—Redmond

- 3 Bds / 2.5 Ba / 1743 SF
- 9 Mo Lease
- \$3150 Security Deposit
- Apply Online
- Tentatively Available Mid-Dec

PROPERTY MANAGEMENT

By Paula Dodge
Licensed Property Manager

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240172

Events & Traditions

VETERANS DAY - NOVEMBER 11, 2023



Veterans Day is the perfect time to recognize and thank our brave men and women for their service on Nov. 11. First celebrated in 1919 as Armistice Day, this important day marks the signing of armistice between Germany and Allied forces which took place at 11 a.m. on November 11th, 1918 — marking an end to World War I. It was officially changed to Veterans Day in 1954 when Congress amended it so that all those who served could be recognized with a special day of honor each year!

Why Veterans Day Is Important

It recognizes the sacrifices of veterans

Veterans Day is an important day because it recognizes and honors the brave members of our military who have sacrificed so much to protect our country and defend our freedoms. It's a day to pay tribute to those who fought for our way of life and gave everything they had in service to the nation.

It sets aside time for reflection

Veterans Day is also a time for people to reflect on the courage and dedication of our nation's veterans. It's an opportunity to take a step back from everyday life and think about the incredible acts of bravery that took place in order to preserve the American ideals we hold dear as citizens.

It helps us appreciate and celebrate culture

Finally, Veterans Day helps us appreciate different cultures by honoring men and women from all walks of life - regardless of their race, religion or political affiliations. From each individual veteran, we can learn more about courage, commitment and what it means to be brave - values that are just as crucial today as they were many years ago.

NOVEMBER EVENTS

- **11/03/23 First Friday Art Walk**
5:00pm—9:00pm Downtown Bend
- **11/03/23 Snowflake Boutique**
1:00pm—8:00pm Deschutes County Fair & Expo Center
- **11/11/23 Bend Veteran's Day Parade**
11:00am—1:00pm Downtown Bend
- **11/12/23 Chicago (The Musical)**
2:00pm Tower Theater
- **11/17/23 Redmond Holiday Food & Gift Festival**
10:00am—6:00pm Deschutes County Fair & Expo Center
- **11/18 NUTCRACKER! Magical Christmas Ballet**
1:00pm and 8:00pm Tower Theater
- **11/20/23 One Night Of Tina: A Tina Turner Tribute Show**
7:30pm—11:30pm Tower Theater

DECEMBER EVENTS

- **12/01/23 First Friday Art Walk**
3:00pm—6:00pm Old Mill District
- **12/02/23 Bend Christmas Parade**
8:00pm—11:00pm Wall St - Bend
- **12/03/23 Bend Witches Paddle**
8:00am Old Mill District
- **12/08/23 Holiday Village Market**
10:00am—4:00 pm Sam Johnson Park
- **12/17/23 Patrick Lamb—A Charlie Brown Christmas**
3:00pm & 6:00pm Oxford Hotel Bend
- **12/18/23 Portland Cello Project: Under The Mistletoe**
3:30pm—5:30pm 835 NW Wall St.—Bend
- **12/23/23 Swingin' Tower Christmas**
3:00pm - 5:00pm Tower Theater



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