



Details of this property on pg. 3

## Neighborhood Highlights

### LOCAL STATISTICS

The holiday season is upon us! During this season, there is less competition out there for buyers right now, which makes it easier to find a great home. There is also less competition for sellers right now. 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 290
- \* Homes sold are currently at 121
- \* Homes pending are currently at 136
- \* The average price per square foot for sold homes is currently at \$367
- \* The average active price is currently at \$735,000
- \* The average sold price (under \$1M) is currently at \$678,000
- \* There are 2.0 months of inventory currently on the Bend market.

## This Issue

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## TIPS TO SAFELY HANG TREE LIGHTS

- Christmas tree lights can either be end-to-end—aka string-to-string—or stacked. Before buying your tree lights, check the boxes to make sure they're all compatible. By using stacked plugs, you can join more strands than you can with end-to-end plugs.
- To maximize safety, never plug more than two extension cords together. Instead, buy them in the lengths you need, and make sure they can handle the wattage of the bulbs.
- The wattages of all the lights you use should be the same. This prevents power surges while prolonging the life of the bulbs.
- Plug in the lights before you remove them from the box to see if they work before you put them on the tree.
- Consider using miniature clear (white) lights for your base lighting, then add strands of the new cool-burning large bulbs for color and variety. Alternatively, add novelty lights, such as flickering flames, flashing lights, bubble lights, or other shapes.





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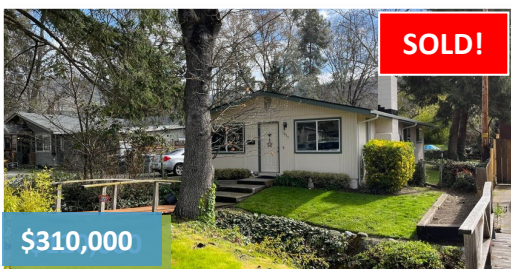
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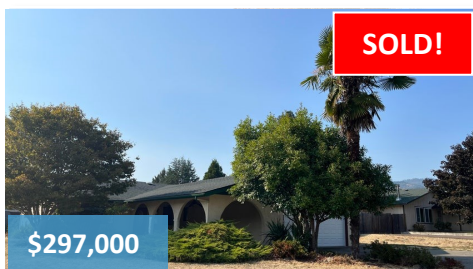
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**2500 SW Kalama—Redmond**  
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**1035 NW Conklin Ave—Grants Pass**  
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**142 SE Nueva Dr—Myrtle Creek**  
3 Bdrm / 2 Ba / 1255 SF / .21 Acres



## TAKING CARE OF YOUR DECEMBER FLOWER GARDEN

- Start to winter-prune wisteria, cutting back whippy summer side-shoots to 2 or 3 buds. Favorites like *Wisteria sinensis* will look tidy and flower better after a good shaping.
- Prune climbing roses now, removing diseased or damaged growth and tying in any new shoots to their support. Prune older flowered side shoots back by two thirds of their length.
- Plant deciduous, climbing honeysuckle now, but make sure to avoid any frozen or waterlogged ground.
- Prune your Japanese maple trees (*Acer palmatum*) if needed, as they will bleed sap if pruning is done any later.
- Leave the faded flower heads on your hydrangeas until spring, as they provide frost protection to the swelling buds further down the stems.
- If any of your rose bushes suffered from blackspot or rust during the summer, gather up and remove any fallen leaves still on the ground to reduce the chance of spreading the infection next year.
- Keep checking over stored dahlia tubers, keeping an eye out for rot.
- Move containers of shrubs or bedding planters to sheltered spots; clustering them together helps protect the root systems from frost damage.
- Check climbers and climbing shrubs are securely attached to their supports with ties.
- Harvest holly with berries for making Christmas garlands and wreaths. Stand the berry covered twigs in a bucket of water until you're ready to use them.
- Take root cuttings of oriental poppies and grow them on in cold frames.
- Take hardwood cuttings from suitable trees and shrubs.
- Spread fresh gravel or grit around alpine & rocky plants.

## QUOTE OF THE MONTH

*May you never be too grown up to search the skies on Christmas Eve.*





## HOW TO KEEP YOUR HOME SAFE DURING THE HOLIDAYS

### Keep Travel Plans Offline

If you're planning to travel during the holiday season, be sure to keep your travel plans off your social media networks. Never post where you're going, when you're leaving, or when you'll be back.

This is prime information for a burglar because they'll know when your house will be empty. Even if you have the highest level of security on your Facebook or Instagram accounts, posting this kind of information is never recommended.

### Notify A Neighbor

If you decide to go out of town during the holidays, be sure to notify a trusted neighbor. Ask them to keep an eye on your house and report any suspicious activity.

You should also make arrangements to keep snow from piling up on your walks and driveway and be sure to halt mail and newspaper delivery while you're gone. Let your neighbor know if you've got someone coming by to check on things or shovel so they'll know if it's a potential prowler or a helping hand hanging around your home.

Another way to make it less obvious that no one's home is harnessing the power of home automation. Add a motion sensor light or use smart plugs and smart lightbulbs to control lights, TVs, and more from anywhere. And if you feel like giving yourself an early gift that keeps on giving, look into a monitored home security system before you hit the road.

### Hide Packages And Gifts

You probably want to keep gifts out of sight from children, but you also want to make sure gifts are hidden from a potential burglar as well. Putting pretty wrapped gifts under the Christmas tree looks nice, but it's also an open invitation for a burglar. Try to keep your Christmas tree, with gifts underneath, away from windows or other places with a view. When you aren't home, it's easy to break through a window and grab all of your gifts.

And don't forget to take care of gifts you haven't received yet. Thieves like to strike when there's an Amazon Prime delivery or other package left unguarded on the porch. Consider adding a doorbell cam or other outdoor security camera to help deter porch pirates. Another smart move is to give delivery people special instructions about where to leave packages. If you're expecting lots of deliveries, consider renting out a package locker or investing in a **secure drop box** to keep on your porch.

### Watch Your Christmas Lights

Fire hazards increase during the holidays. Before you string lights on the house or the tree, be sure to inspect the strands for frayed cords or cracked lamps. To prevent an accidental fire, replace any broken lamps, and throw away strands with frayed cords.

If it's time for new lights, look for cords that have been tested by an independent laboratory, like the Underwriters Laboratory. Be sure to check the packaging to see that the manufacturer's name and information are clearly marked.

Also, be sure to turn holiday lights off when you leave or before tucking in for a long winter's nap. Try using an outdoor timer or smart outlet to switch lights on and off. And gather the whole clan together to review how to use a fire extinguisher and make sure yours is accessible and unexpired.

### From The Cover...



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**Charming Duplex—Great Investment!**

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Wishing you all a happy holiday season!



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*We should try to hold on to the  
Christmas spirit, not just  
one day a year, but all 365.*

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*Updated Condo—Private Back Patio!*

*Happy Holidays!*

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## Cranberry-Brie Knots



### Ingredients

- 2 tablespoons olive oil
- 28 ounces refrigerated pizza dough, at room temperature (see Cook's Note)
- One 4-ounce wheel Brie
- All-purpose flour, for dusting
- 3/4 cup prepared whole berry cranberry sauce
- 1 teaspoon Italian seasoning
- Kosher salt and freshly ground black pepper
- 6 tablespoons unsalted butter, melted

### Instructions

- \* Brush the bottom of a rimmed baking sheet with 1 tablespoon olive oil and place the pizza dough on top. Brush the top of the dough with the remaining 1 tablespoon olive oil and cover lightly with plastic wrap. Let rest at room temperature until just about doubled in size, 1 hour.
- \* Cut off the rind from the sides of the Brie wheel, then cut the Brie into 18 equal-sized cubes. Set aside.
- \* Lightly flour a work surface. Using floured hands, shape the dough into an 18-by-4-inch-rectangle. Using a pizza cutter or sharp knife, cut the dough into eighteen 1-inch-wide strips.
- \* Shape each strip into a 10-inch-long rope and tie into a knot, tucking the two ends of the rope underneath it. Divide the knots between two baking sheets and let rest until slightly puffed, 40 to 45 minutes.
- \* Meanwhile, position the oven racks in the upper and lower thirds of the oven and preheat to 425 degrees F.
- \* Cut a small slit in the top of each knot with a sharp paring knife and use your fingers to create a small well. Spoon a heaping 1/4 teaspoon cranberry sauce into each well and top with 1 piece of Brie. Reserve the remaining cranberry sauce for serving.
- \* Brush the tops of the knots with 4 tablespoons of the butter. Sprinkle with the Italian seasoning, 1/2 teaspoon salt and a few grinds of black pepper. Bake until the cheese is melted, and the dough is fully cooked and turning light golden, 20 to 25 minutes. Let rest for 10 minutes before serving.
- \* Meanwhile, stir together the remaining cranberry sauce and 2 tablespoons butter in a small bowl. Serve with the knots for dipping.

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## WHY DECEMBER IS A GREAT TIME TO BUY A HOUSE

Does the housing market really chill out as temps do? The numbers – and the experts – say yes.

When the fire's so delightful, many stay nestled all snug in their beds instead of house hunting. So if closing on a home of your very own has replaced visions of dancing sugar plums, you'll be happy to know that the end of the year can be one of the best seasons to buy a house.

### Prices may be lower.

Need some other smart reasons to consider buying a house in the winter? Here are five that made the nice list.

Take it from Nationwide: If you're buying a house in December or January, they "typically cost 8.45% less than they do in June and August, according to a study from NerdWallet. Sellers are often encouraged to wait until spring to list their homes, and those who keep their properties on the market through fall and winter may be more willing to negotiate a deal."

A savings of even 5% off the national home price ends up being tens of thousands of dollars. That also lessens your closing costs, putting even more back in your pocket. Just think of all the presents you'll be able to buy!

### Fewer Buyers Are in the Market.

Many buyers in the market means more competition for the home or lot you want. When there is a lot of interest in a property, a buyer has less negotiating power. You may even find yourself in a multiple bidder situation, which can really drive up the sale price.

But the holiday season (and the year's end) is so busy that many people put off house hunting for a few months, meaning there will likely be less competition for the home you want.

Another factor: cash is typically tighter during the holidays. Your traditionally financed offer is less likely to be up against a competing buyer's all-cash offer.

### You might actually close quicker.

By this point in the year, everyone is looking forward to a little time off. No one wants to start their holiday break with tasks hanging over their heads. And that includes lenders and mortgage brokers.

With fewer files to manage, and the promise of some R+R around the corner, you may find that your loan officer actually has more time to devote to you. Since they may get paid per file they close, it's an additional motivator to get you through the pipeline and into your dream home.

### Capitalize on end-of-year tax savings.

Becoming a homeowner offers you more tax deductions than being a renter – yet another reason this can be the best month to buy a house. So long as you close before December 31st, you'll have a lot more that you can write off on your taxes during the same calendar year.

Some of the most common home-related tax deductions include:

- Mortgage Interest
- Discount Points
- Property Taxes
- Home Office Expenses
- Mortgage Insurance

### Sellers may be more generous.

Buying a house in December? Be prepared for sellers to be in a more giving mood. It is the most wonderful time of the year, after all.

It's a time when folks are more likely to make compromises or throw in some extras just to make the season extra merry and bright. Be sure to stay reasonable with your asks and think twice before offering a fruit cake as your bargaining chip.

## HOME AND THE HONEY BEE

By: Annie's Apiary



### Waxed

Did you know beeswax is recycled? Yes, indeed. Bees build their comb with little wax sheets they secrete from glands in their abdomen. Beekeepers refer to it as "gold" as a lot of comb is needed to build the frames in the hive. Another little honey-bee miracle, it is needed for both the bee brood and their food stores. A new colony is not expected to produce enough honey to share because the first year they are building out the frames.

New comb is creamy white. Like carpet in a home, it will darken over time as the little buzzers walk on it, use it for baby bees and food stores, and bring in what they've touched when out in the world foraging. Eventually, the comb becomes really dark, sometimes even black, so beekeepers will pull some of the old frames and rotate in new frames.

What do beekeepers do with the old frames? Sometimes they are destroyed if they are suspected to have disease or contaminated with something toxic to the little buzzers. The beekeeper may offer them to another beekeeper or render the beeswax for other purposes. Yes, I said render. It's a process of heating and filtering the wax, often over and over until it's free of debris and a lighter color, but it never will be the beautiful creamy white again.

To process wax comb, it first needs to be removed from the frames and melted. It has a low melting point and it is also flammable so must be closely watched when heating a batch. The melting vessel is most likely dedicated to the process as the wax is messy and cannot entirely be removed. Most people processing at home place several inches of water in a bucket or pot and pour the hot melted wax over filters in to the water. Once the wax cools, the process is repeated until you're satisfied with the quality of the wax. The finished brick is typically the familiar golden wax color and now ready for all sorts of purposes. An essential tip is to never pour the used water down the drain as the wax could collect in the plumbing.

Careful beekeepers with small apiaries have the luxury of being selective with the recycled wax. It is returned to the hive by way of painting a little bit of wax on the new frames to stimulate the buzzers to build new comb. Some beekeepers only use the extra new, never used bur comb that they've collected over the season to avoid contamination. The rest of the rendered wax can be sold or used for candles, fire starters, wax sticks, or any waxy home project.

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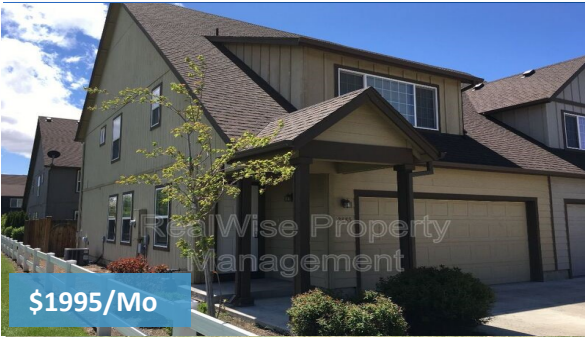


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By Paula Dodge  
Licensed Property Manager

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# Events & Traditions

## HISTORY OF THE CHRISTMAS STOCKING



Ah, the holidays! It's the time of year spent with loved ones, a time to be thankful, a time to give, and a time of year that is rooted in rich tradition. One of the more popular traditions is the hanging of Christmas stockings. Many of us proudly hang our stockings over a fireplace mantel, a staircase, a bedpost, or a windowsill. While there are no definitive written accounts that explain this tradition, there are legends that shed light on the origin of this custom.

### Jolly Old Saint Nicholas

Jolly Old Saint Nick is not just a nickname or a Christmas carol, it is believed to be the true inspiration behind Santa Claus. St. Nicholas of Myra (which is believed to be modern-day Turkey) was a rich man who lived during the 4th century and was known for his charity. He took interest in one particular villager and his three daughters, as the man could not afford dowries for his eldest daughter.

Legend has it that one night Nicholas secretly dropped a bag of gold down the man's chimney knowing that he would never accept the gift willingly. The gold slipped into a stocking that was hanging to dry over the fireplace. And thus, the man could now afford gifts for his oldest daughter and the legend of Santa and the Christmas stocking was born!

Nicholas continued acts of charity throughout his life and attempted to stay out of the spotlight while doing so. Eventually, he became a Saint for his selfless acts.

While many still speculate about the origin of the Christmas stocking this story is widely accepted as the humble beginning of what is now

an essential holiday tradition.

### The Evolution of the Christmas Stocking

The stocking ritual has evolved a lot from that legendary night where gold found its way into a freshly laundered stocking. People started to use larger stockings such as high-knee socks or long white socks (probably borrowed from dad's sock drawer). And why not? This meant more gifts! Today, many use boot-size stockings that are often labeled for each member of the family (and pets!) and customized with quirky designs.

## 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 Tower Theater
- **12/23/23 Swingin' Tower Christmas**  
3:00pm - 5:00pm Tower Theater

## JANUARY EVENTS

- **01/03/24 Community CPR Training**  
5:30pm—6:30pm Bend Fire Dept Training Center
- **01/05/24 First Friday Art Walk**  
5:00pm—9:00pm Downtown Bend
- **01/11/24 Trivia Night @ Deschutes Brewery**  
2:30pm—4:30pm Deschutes Brewery Bend
- **01/12/24 Elan Trotman at Jazz At The Oxford**  
6:00pm—8:00pm Oxford Hotel
- **01/20/24 2024 Cascades Wedding Show**  
10:00am—3:00pm Riverhouse
- **01/21 & 01/28/24 Fiddler On The Roof**  
2:00pm Cascades Theatrical Co.
- **01/25/24 Performance: Ghost of Brian Craig**  
8:00pm—9:30pm Open Space Event Studios



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