



JAMES BEAVER



Between FRIENDS

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Ever wonder what your home is worth in today's market? Call me for an estimate of your home's present value—I'll explain the latest market forecast!



Don't let a home system or appliance breakdown get you down! Eliminate stress before, during, and after the sale with a Home Warranty Plan that provides coverage for both the home seller and home buyer.

A Home Warranty Plan is a service contract that protects your major home systems and appliances for a specified period of time. Should a failure occur during the term of the Plan, a qualified contractor is dispatched to repair or replace the covered item for a reasonable service call fee. Help is only a phone call away, 24/7, 365 days a year!

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People Helping People

Safeguard your American dream with a home warranty!

Visit www.orhp.com or talk to your real estate professional to learn more.

Do any of your family, friends, or colleagues need assistance with a real estate transaction? Refer them to me, and I'll put my skills and expertise to work on their behalf.



Health & Safety

Healthy Driving for Road Warriors

Spending most of your day in your car can wear your brain and body down. The following driving tips can help keep road warriors safe on the go.

Adjust Your Seat: Your vehicle's seat may put unwanted pressure on your body. Your legs shouldn't be bunched up under the steering wheel, nor so far from the pedals that you're stretching your hamstrings. Adjust the seat to two- or three-finger widths of space between the front of the cushion and the back of your legs. The backrest should touch the full length of your back to evenly distribute weight and provide good support.

Let the Mirror Guide Your Posture: Sit up straight and adjust the mirror so that the reflection is lined up with the top edge of the rear window. If you start to slouch, your mirror will remind you to straighten your spine.

Relax Your Grip: Gripping the steering wheel tightly stresses the joints in your fingers and your wrist. At a stop, open and close your hands a few times or wiggle your fingers. Try to relax with a deep breath or two.

Stop and Stretch: Long, uninterrupted drives can reduce blood flow and cause muscle cramps. Consider stopping and stretching your legs to break up a longer trip if your schedule allows.



Real Estate Today

3 Home Upgrades for a Quick Sale

Thinking about upgrading your home within the next few years? Pay attention to the latest trends, especially if you intend to sell within the next decade.

1. Install large format tiles for contemporary style. Large tiles need less grout, which means there are fewer places for mold to grow.
2. According to recent home trend reports, low pile carpet is in! It offers a more modern look, is less expensive and easier to keep clean, and can be just as cushy as high pile with the right pad. Low pile cut-and-loop carpet is an emerging trend popularized by its abundant use in model homes.
3. Inexpensive, energy efficient upgrades can really pay off. Seal your home's windows and install weather stripping around doors. Replacing old windows with new models is a larger investment, but you'll get a big bang for your buck! Ensure your real estate agent tells potential buyers about any energy efficient upgrades you've made when you're ready to sell.



1/3 cup butter

1 cup all-purpose flour

1 1/4 cup granulated sugar, divided

1 cup milk

1 1/2 tsp baking powder

1/8 tsp salt

1 can cherry pie filling (or fresh, pitted cherries when in season)

Preheat oven to 350°F.

In a medium bowl, whisk together flour, 1 cup sugar, milk, baking powder, and salt.

Melt butter in a 2-quart baking dish.

Pour batter over butter.

Add cherry pie filling. Do not stir.

Bake 35 to 45 minutes, or until crust is golden brown.

Let stand a few minutes before serving.

Serve warm alongside ice cream or top with whipped cream, if desired.



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ALERT PROPERTIES

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Household Tips

Create an Inviting Space for Guests

Before opening your home to family and friends, create a comfortable space and make your overnight guests feel welcome with the following tips:

Start with a good bed. Ensure the mattress is in good condition, so your guests can get a good night's rest. Try the mattress out for a few nights yourself.

Allow them to adjust the temperature. Offer items to help cool or warm a room to make your guests more comfortable. An extra blanket, space heater, or oscillating fan are great options.

Make room for bags. Provide a place for suitcases where they can remain open and still leave space to maneuver. Get an inexpensive luggage rack and store it in the closet until guests arrive. Stock the closet with extra hangers, so your guests can unpack and feel more at home.

Arm the nightstand. Keep an alarm clock, lamp, and TV remote within easy reach. Ensure wall outlets are easily accessible. If they're hard to reach, set a power strip or charging cables on the nightstand for easy access.

Stock up on samples. Leave a basket by the bathroom sink full of travel-sized toiletries and a disposable razor.

