



JAMES BEAVER



Between FRIENDS

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As the weather heats up, so does the real estate market! Are you curious about current market trends? Call me today for a free, insightful analysis.



Looking to buy a new home? Now is the time to make the move! Of course, investing in a new home is more than just a financial decision—the pride that comes with homeownership is truly priceless.

I recommend including an Old Republic Home Warranty Plan to all my clients, whether they're buying or selling. A home warranty helps protect your budget from unexpected repair or replacement costs caused by the breakdown of your home's heating, plumbing, electrical systems, and most built-in appliances—before, during, and after the sale. Optional coverage choices are available for buyers to custom-fit the warranty to the unique needs of their home.

OLD REPUBLIC HOME PROTECTION
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.

Know anyone in the market for a new home? Send them my way! I have the experience and expertise to guide your family and friends through their next real estate transaction.



Health & Safety

Achieving Work-Life Balance

Feeling like your days are a little heavy on the work side of the work-life balance scale? The following tips may help.

Set boundaries for your time. Staying on top of work is important, but you have to make time for yourself and your loved ones, too. Communicate your "office" hours and stick to them, even if you work from home! Regularly set aside a day to spend with your favorite people. On that day, drop everything, give loved ones your undivided attention, and just enjoy your time away from work.

Make plans in advance to avoid the frustration of cancelling last minute. Ask your friends for advance notice for events so you can plan your schedule. Use a calendar app to organize your social and business schedule to avoid double-booking.

Create a time management system and delegate tasks. Hard workers are notoriously bad at delegating. But trying to take everything on by yourself can be a huge time waster, not to mention the effect it has on your wellbeing!

As the saying goes, you can always make more money, but you can't make more time. Learning to prioritize your career aspirations with your personal life can set you on the path to being a happier employee and a happier person.



Real Estate Today

How to Be a Better Neighbor

The Greek poet Hesiod believed, "A bad neighbor is a misfortune as much as a good one is a great blessing." Use these tips to become a better neighbor.

- 1. Introduce yourself!** Getting to know those around you makes the neighborhood safer—and knowing someone personally can ease tension if any disputes arise. Issues are resolved much quicker if you have a conversation instead of airing your grievances on Nextdoor or Facebook.
- 2. Be courteous.** When it comes to noise ordinances and property line rules, be conscious of your actions. Remember, yours is not the only house on the block, so be mindful of other's preferences. Let your neighbors know if you plan to host a party and ask permission before installing any landscaping that might encroach on their space.
- 3. Pick up after your pets.** You can't always control where Fido does his business, but you can clean up the mess! But don't presume your neighbors are fine with your pet's poop bag in their trash can—toss it in a public bin or hold onto it until you get home.



2-3 cups fresh baby spinach

1 cup basil leaves

6 Tbsp pine nuts

2 tsp lemon juice

1/2 tsp salt

1/2 tsp black pepper

1/4 cup grated parmesan cheese

2 garlic cloves, chopped

2-3 Tbsp olive oil

8 ounces uncooked penne pasta

Fill a large saucepan with water and bring to a boil. Cook spinach and basil until wilted, about 20 seconds.

Remove spinach and basil mixture and place in a bowl of ice water for 30 seconds. Do not drain water from saucepan.

Place pine nuts, lemon juice, salt, pepper, parmesan cheese, and garlic in a food processor. Process until finely chopped. Add spinach mixture and olive oil and process to combine.

Bring water reserved in original saucepan back to a boil and cook penne pasta until al dente. Drain, reserving 1/2 cup of water.

Return pasta and 1/2 cup water to saucepan and add pesto sauce. Stir until pasta is fully coated.

Serve immediately.



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ALERT PROPERTIES

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Household Tips

Tips for Clutter-free Living

Does it feel like you never have enough space for things in your home? Are you driving yourself crazy watching the clutter pile up? The following tips may help preserve your sanity and live a more clutter-free life.

- Make it a habit to designate a place for any new items and put them away immediately. Otherwise, they might sit in a box or bag for months!
- Try to enforce a one in, one out policy for any new items. Don't bring in something new unless you're willing to take something else out to make room.
- Sort recyclables, such as discarded paper, shipping boxes, food cartons, etc. Set them aside to take to a recycling center, or put them in your household recycle bin.
- Carve out a good chunk of time each month to go through your most cluttered spaces—entryways, junk drawers, closets, etc.—to organize and remove any excess stuff. As you're organizing, ask yourself if the items you find are worth keeping. If an item is old, broken, or you haven't seen or used it in months, get rid of it.

