



JAMES BEAVER  
TEAM



# Between FRIENDS

Exceeding Your Expectations of Real Estate Service!

866 N. Main Street, Conyers, GA 30012

Tel: (470) 444-9949, Mobile: (404) 939-0797, james@jamesbeaverteam.com, www.jamesbeaverteam.com

**A**h, the lazy days of summer... More like the busy days of summer in the real estate industry! Call me ASAP if you're considering buying or selling a home.



**T**hinking of selling your home? You should consider adding an Old Republic home warranty to your transaction. Seller's coverage keeps your home showing well because it provides repair or replacement should any covered home systems or appliances malfunction while it's on the market. At close, the warranty seamlessly rolls over into the Buyer's Plan, protecting the home buyer against potential issues after the sale. A home warranty offers budget protection from the high cost of home repairs and peace of mind for both the home seller and buyer!

## OLD REPUBLIC HOME PROTECTION

You deserve the best home warranty coverage!



Visit [www.orhp.com](http://www.orhp.com) or talk to your real estate professional to learn more.

People Helping People

**I**f you're happy with the service you receive from me, please recommend me to your family and friends. I'd love to help guide them through their real estate transaction.



## Health & Safety Asthma Safe Living

**C**hances are, you or someone you know is affected by asthma. According to the Centers for Disease Control, nearly 26 million Americans suffer from this chronic lung condition, most of whom are children. Want to breathe easier? Check out these tips:

**Monitor air quality** and pollen levels. Keep windows and doors shut when pollen levels are moderate to severe.

**Sleep soundly** with pillow and mattress protectors to reduce exposure to dust mites. Not allowing pets in the bedroom also helps to keep triggers at bay.

**Indoor plants** are a natural way to improve indoor air quality, removing some airborne chemicals. Spider plants are efficient houseplants that require minimal maintenance.

**Use a filter** whenever possible. Get the most effective protection with a high-efficiency particulate air (HEPA) filter for your HVAC, vacuum, and air purifier.

**Keep your home clean** from items that easily attract dust. Carpet and drapery are magnets for dust and allergens. Installing hardwood floors and window blinds are easy-to-clean alternatives.

**Maintain a smoke-free home.** It goes without saying that smoke can trigger asthma. Minimize exposure to ensure you're breathing the cleanest air possible.



## Helpful Hints

### Living in the Moment

**W**hether your mind is on work or you're thinking about your next vacation, it's easy to get caught up in the hustle week to week. Living in the moment is just as important to your daily routine as waking up and going to work. Here are a few tips to help you slow things down and live in the present.

**Do one thing at a time.** Despite the appeal of multi-tasking, juggling multiple tasks at once can make you prone to errors and reduce your ability to retain information.

**Free yourself from worry.** It's human nature to worry about things, but worrying about something won't change the outcome. When you find yourself worrying about things you can't change, take a step back and remember to focus on the current moment.

**Smile.** It's easy to forget, but we are ultimately in control of our attitude and perspective each day. When you wake up in the morning, embrace the new day with a positive mindset. Who knows? You just might make a difference in someone's day!



**3-4 large ripe peaches, peeled and cubed**

**1 clove garlic, minced**

**1/2 cup white or yellow onion, chopped**

**1/3 cup apple cider vinegar**

**1 Tbsp. grated fresh ginger**

**1 Tbsp. Worcestershire sauce**

**1 Tbsp. honey**

**1 Tbsp. chili powder**

**1 pork tenderloin**

Except for the pork, combine all ingredients in a large saucepan over medium heat, and bring to a simmer. Reduce heat to medium-low and cook uncovered for 15 minutes, stirring occasionally.

Remove sauce from heat. For a smoother consistency, puree cooled sauce in a food processor or blender.

Combine the pork and 2/3 cup of peach sauce in a large bag. Marinate in refrigerator overnight or for at least four hours. Refrigerate remaining peach sauce.

Heat grill to 350°F (indirect heat if using a charcoal grill). Cook pork covered for 20-30 minutes, turning every few minutes. With approximately five minutes remaining, coat pork with 1/3 cup of the sauce.

Remove pork from grill and allow 10 minutes rest time before slicing. Serve with warmed leftover peach sauce on the side.



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ALERT PROPERTIES

866 N. Main Street

Conyers, GA 30012

Tel: (470) 444-9949

Mobile: (404) 939-0797

Fax: (770) 484-5222

[www.jamesbeaverteam.com](http://www.jamesbeaverteam.com)



## Household Tips

### BBQ Grilling Essentials

**A** successful cookout requires the right equipment for grilling novices and barbecue experts alike! Boost your barbecue game with these helpful tips.

**The right grill** – Start by finding a grill that suits your needs. While gas grills burn cleaner, some prefer the flavor of a charcoal grill.

**Chimney starter** – If you are using a charcoal grill, a chimney fire starter can help heat your coals to the right temperature quickly without having to use lighter fluid.

**Prep for success** – Proper maintenance is not only best for the longevity of your grill, but it can also affect how your food tastes. After preheating your grill, use a long-handled wire grill brush to clean the rack. Using tongs, wipe a paper towel soaked in vegetable oil over the rack to reduce sticking and remove residue from cleaning (do not use cooking spray).

**Temperatures and cook times** – Cook times vary depending on what you're cooking and how rare you like your meat. A meat thermometer ensures the food is safe to eat. Cook poultry to a minimum of 165°F, and pork chops and steak are safe at a minimum of 145°F.

