



JAMES BEAVER



Between FRIENDS

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Ah, 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.



Thinking 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 major 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
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.

If 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

Disaster Preparedness

In the event of a crisis, it's important to know what to do and be prepared to take action. Use the following disaster preparedness tips to ensure you and your family are ready for any emergency.

1. Discuss the different types of emergencies that may occur in or near your home. Familiarize yourself with natural disaster risks in your area, such as floods, earthquakes, fires, or tornadoes.
2. Make a general emergency preparedness plan and go over it with everyone in your household. Make sure each person understands their role and knows how to respond in an emergency. Choose a meet-up area in case your household gets separated, and pick a contact person who lives out of the area to call or text with updates. Keep emergency contact information with you at all times.
3. Review your family's roles and practice your plan together a few times a year. You may not be able to practice every element of your plan, but repetition is key—this way it'll be easier to remember what to do in the event of a crisis.



Visit www.redcross.org for more information on how to prepare for emergencies and to download and print a Family Disaster Plan Template.

Helpful Hints

Tips for a Smooth Move

Moving is an exciting, stressful task. The keys to any good move are organization and preparation! These tips may help make moving a positive experience.

Prior to moving day:

- Create a moving budget before you even begin packing. Decide if you're going to hire movers, do it yourself, or ask your friends for help—factor these costs into your budget.
- Get rid of clutter now. Donate or dump items you don't want to take with you.
- Organize your boxes so they're in proper order for unpacking. Set aside items you'll need on the first day in your new place (like your toothbrush and toilet paper).

On moving day:

- Wake up early so you're prepared and packed up when your movers (or friends) arrive.
- At the new place, make the beds first. Chances are you're going to be tired after such a hard day, and you won't want to worry about finding clean sheets.
- Hang window coverings the first day so you're not awakened too early by bright sunshine the next morning.



2-3 cups strawberries

2-3 Tbsp honey (or other sweetener, add more to taste)

2 Tbsp lemon juice

Preheat oven to 150°F, or use the lowest temperature setting on your oven.

Remove stems from strawberries and puree in a blender or food processor until smooth. Add sweetener and lemon juice. Mix well.

Pour mixture into a baking sheet lined with parchment paper. Spread mixture evenly on the pan to 1/8- to 1/4-inch thickness.

Place baking sheet on top oven rack and bake for 5 to 6 hours, leaving the door cracked open.

Fruit leather is ready when the center surface is no longer sticky. Roll fruit leather in parchment paper and store in an airtight container.



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ALERT PROPERTIES

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Household Tips **Air Purifying Houseplants**

Believe it or not, various houseplants can be used to purify the air in your home. They can remove all kinds of air pollutants, such as formaldehyde, benzene, ammonia, xylene, and trichloroethylene. Check out these indoor pollutant pulverizers.

- Peace lilies are very easy to grow. They don't require much sunlight, and they start looking wilted when they need to be watered, so they're a good choice for those not gifted with a green thumb.
- Snake plants are nearly impossible to kill and they add a touch of modern texture to your home's interior. Water occasionally and keep in a dry, sunny spot.
- Ficus trees can grow to 10 feet tall, indoors and out! They're partial to indirect sunlight and dryer soil, and they'll thrive outdoors in the spring.
- Garden chrysanthemums are more commonly grown outdoors, but they bloom indoors, too. Keep mums well watered (under the leaves to prevent leaf fungus) and place them in an area that gets bright daytime sun and very little light at night.

Note: These houseplants are toxic to cats and dogs. Please research any plants before introducing them to your home if you have pets or small children.

