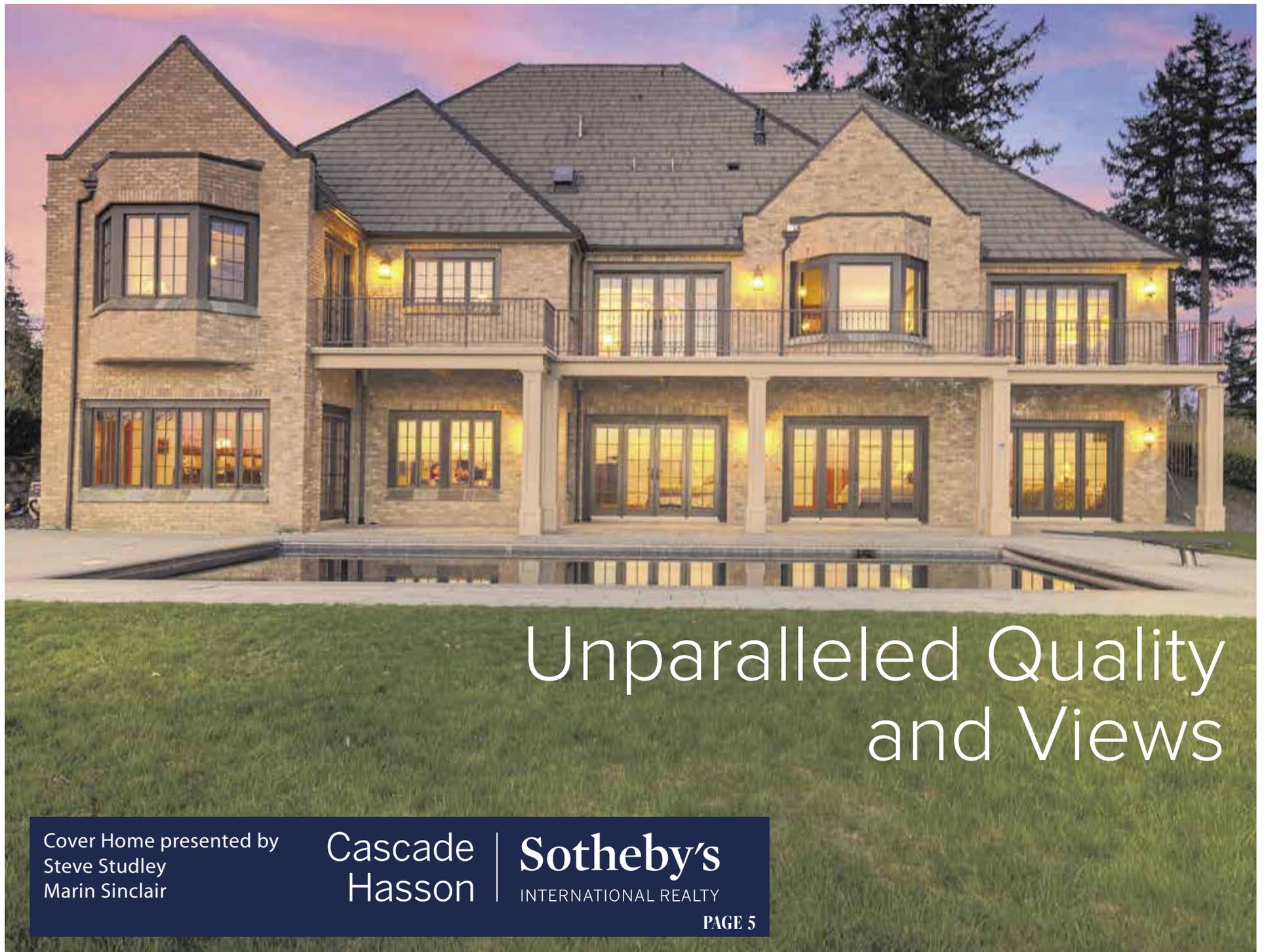


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PAGE 5

ENHANCE YOUR LANDSCAPE WITH *Ornamental Grasses*

By WSU Extension Clark County Master Gardeners Joanne Roth and Cindy Combs



Purple Fountain Grass in turquoise pot

Ornamental grasses are used in so many gardens now and are popular in both meadow type plantings, in low maintenance yards, and in mixed borders. Their ornamental value includes the plant shape and size, the form, color and texture of the leaves (blades), and the feature of their attractive seedheads (flowers). Many are drought tolerant, which is bonus in our changing climate. Even though they are generally called ornamental grasses, there are different botanical classifications for grass-like plants from which to choose.

Adding ornamental grasses to a garden or landscape can be both useful as well as beautiful. For instance, tall grasses can be used to create privacy, block unwanted views, and divide garden spaces. Shorter grasses are useful in defining and softening paths, walkways, and other hardscapes, providing ground cover and stabilizing slopes.

Ornamental grasses can be planted in groups and as single specimens. Several different ornamental grasses, having similar cultural needs, can be combined to create vignettes showcasing various colors, textures, sizes, and peak bloom time.

Beds and borders of trees, shrubs and/or perennials benefit, too, from the addition of ornamental grasses. They

can create focal points, provide definition to edges, add layers, texture, color, and movement.

Don't forget, grasses can be grown in containers, too. Mix them with plants that like the same growing conditions, or plant one in a pot by itself. A combination that looks good is purple fountain grass (*Pennisetum setaceum* 'Rubrum') in a tall turquoise pot.

A once-a-year grooming is generally all that is needed to keep ornamental grasses looking good. For those varieties that turn brown in winter, leave them until early spring and then cut down all the leaves close to the ground before new growth begins. For those varieties that keep their color through the winter, just tidy them up in spring by removing dead, or disfigured leaves with a gloved hand or rake.

There is an ornamental grass selection for every garden style, contemporary to cottage, and most growing conditions, wet to dry. Landscape design expert, Michael McCoy, suggests that if you are including ornamental grasses in a garden bed, strive for a mix of about 30% grasses with other plants to achieve a pleasing, naturalistic effect. In our gardens, we've both grown several kinds of ornamental grasses.

CINDY'S RECOMMENDATIONS:

Feather Reed Grass 'Karl Foerster' (*Calamagrostis acutiflora* 'Karl Foerster')

This grass has a statuesque, upright presence in the landscape. The tall spikes of golden seed heads rise above the green leaves for a wonderful two-tone effect as the grass waves gently in the breeze. It's a very popular grass and can be seen all around Clark County. It grows to 6' tall and about 3' wide.

New Zealand Sedge Frosted Curls' (*Carex comans* 'Frosted Curls')

Thin blades of silvery green end in a twist on this softly mounding grass look-alike. Growing to about one foot tall,

several plants placed close together form a lovely groundcover or ribbon at the edge of a bed or border. Used as a spiller in a container Frosted Curls will add a soft touch to bolder companion plants.

Tufted Hair Grass (*Deschampsia cespitosa* 'Pixie Fountain')

This selection of a native grass forms an 18"-24" mound of dark green leaves. In summer, numerous stems of gold, silver, purple and green seedheads rise above to form a cloud-like apparition. Tufted hair grass is one of a few grasses that will grow in shade as well as sun.



Feather Reed Grass 'Karl Foerster'



*Japanese Forest Grass
'Aureola'*



Black Mondo Grass



Lily Turf



Japanese Blood Grass



Japanese Sedge 'Ice Dance'

JOANNE'S RECOMMENDATIONS:

Japanese Forest Grass (*Hakonechloa macra* 'Aureola')

The lime green color and habit of low arching mounds makes it a standout. It gradually makes a larger mound that will arch beautifully and make a bright statement at the edge of the garden bed. About 2' tall, 3' wide. It's a perennial, but if you leave the foliage on the plant, it can be quite nice to have the dry tan foliage in the landscape during the winter. Plant in light shade.

Black Mondo Grass (*Ophiopogon planiscapus* 'Nigrescens')

It is a small little plant that blooms purple and puts on tiny dark berries. You can't really say its evergreen, because it stays black. In deep shade, it can show some green leaves. Put it up against something colorful or tuck it into a pot. I like it up against a coral colored heuchera. It will form a 6" tall x 6" wide slowly spreading clump.

Purple Fountain Grass (*Pennisetum setaceum* 'Rubrum')

It has wonderful dark purple foliage that arches up and over the edges all summer, and then send up purplish-brown bottle brush spikes that wave and move in the wind. It can grow up to 5' tall and 3' wide. Since it's a tropical ornamental grass, it doesn't survive the first frost in Clark County. It's so beautiful, though, that it is worth investing in it annually, and it is readily found in local nurseries.

Japanese Sedge (*Carex morrowii* 'Ice Dance')

This plant can take the heavy clay-like soil and grows quickly to form a thick clump. I like the white and green variegation on the spiked foliage and the unique tan seed heads which cover the clump in late spring. It's beautiful in a mixed border. I recommend that you dig it up and divide it regularly to keep it from overtaking the garden. It grows 1' tall and 3' wide.

Japanese Blood Grass (*Imperata cylindrica* 'Red Baron')

This grass was popular before many of the newer ornamental grasses hit the nurseries. Part of what people like and also don't like is that it can keep drifting farther than where you want it to stay, but the drifts of red tips can really make a statement. The thin blades reach about 2' tall.

Lily Turf (*Liriope muscari*)

Not actually a grass, this tufted grass-like perennial is used all over the Southeast in landscapes, where it is a reliable performer. In the Northwest, it forms a dense heavy clump, and should be dug and divided regularly to keep it under control. I like the dark green spiked foliage that sends up beautiful violet blossoms. It will grow in almost any condition and doesn't mind our heavy soils and dry summers. You can also find this plant in variegated varieties. 1-1/2' tall, 2' wide.

BOTH OF US LIKE

Fountain Grass 'Burgundy Bunny' (*Pennisetum alopecuroides* 'Burgundy Bunny')

It is late to emerge but is a real beauty for its burgundy tints mixed in the with the green narrow foliage on a little mounding tuft. It produces late season cream-colored plumes of seed heads that rise above the intense burgundy foliage. 1' tall, 2' wide. It is a perennial fountain grass suitable for our climate.



*Fountain Grass
'Burgundy Bunny'*

Great Plant Picks, a website that recommends outstanding plants for the maritime Pacific Northwest, also suggests:

- Golden Oats Grass (*Stipa gigantea*), a drought tolerant grass with seed heads that soar to 6 to 8' tall in early summer and resemble a mini field of oats.
- Dwarf Maiden Grass 'Adagio' (*Miscanthus sinensis* 'Adagio'), a 3' tall and wide softly mounding grass with arching feathery seed heads in late summer.
- Blue Oat Grass (*Helictotrichon sempervirens*), a two-foot-tall mound of steely blue foliage that persists year-round and tolerates dry conditions.

WE DON'T RECOMMEND

Pampas Grass (*Cortaderia selloana*) This forms a huge, tall clump with feather duster like plumes. It's almost impossible to remove and is considered invasive in many states.

There are hundreds of options to try. Choose a few and you will surely see why ornamental grasses have become so popular.



Ornamental Grasses Shine in Winter, Too

If you drive around Clark County, you'll notice that many landscapes now include ornamental grasses. One of our favorite views that highlight ornamental grasses is in Vancouver on SE Mill Plain Blvd between 172nd and 192nd Streets. Both side of the street have been planted in drifts of grasses that sway with the breeze and provide structure and color in summer and in winter. Shown here is ponytail grass, (*Stipa tenuissima*) in winter.



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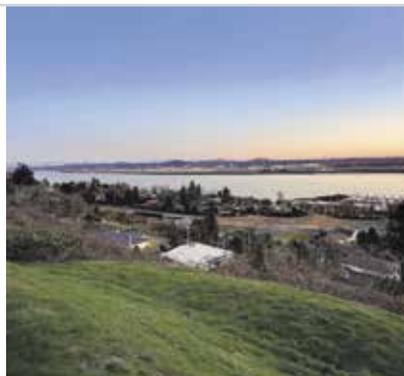
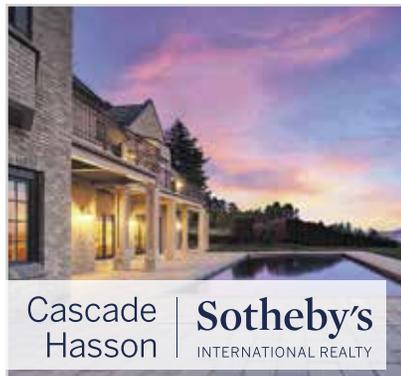
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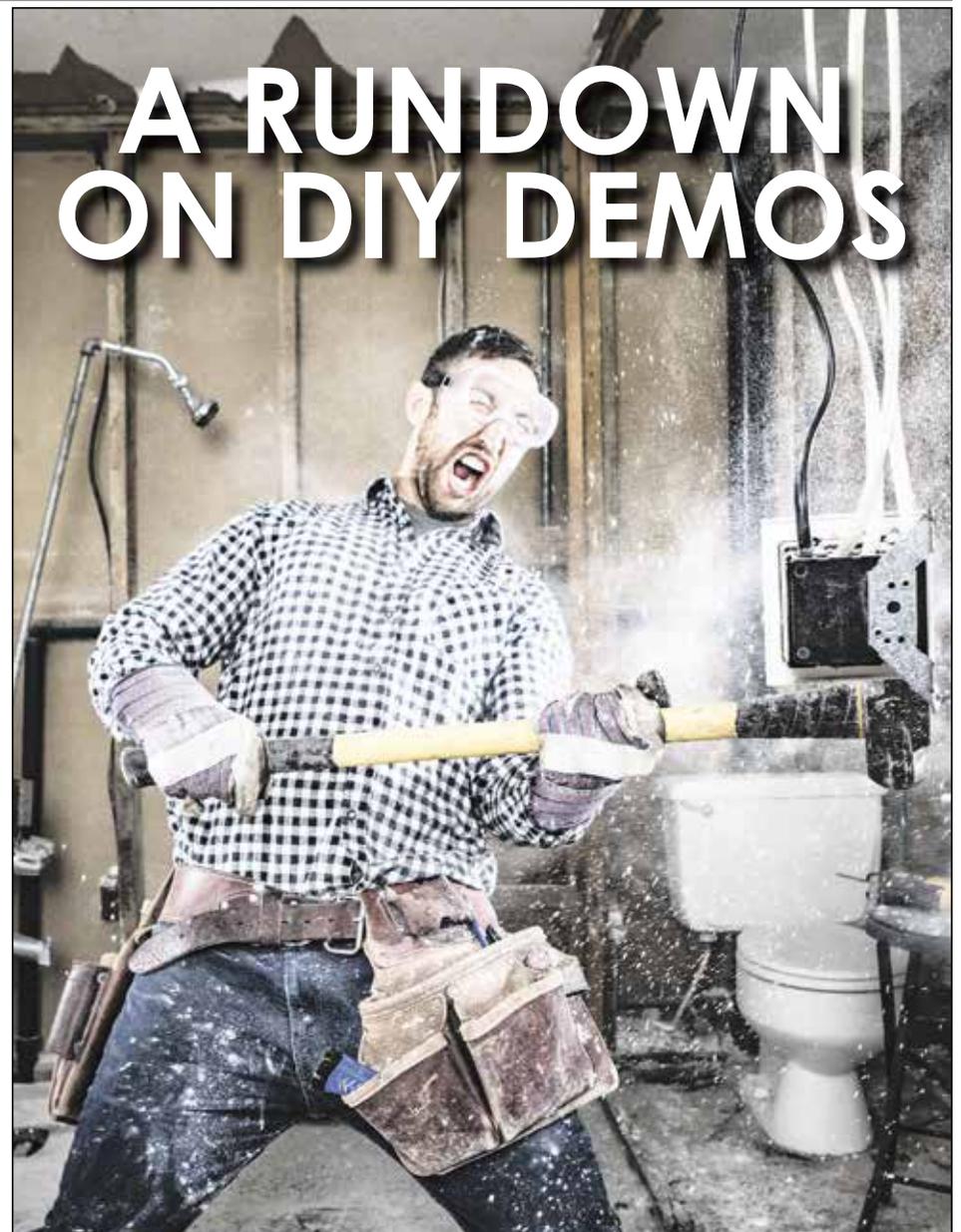
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A RUNDOWN ON DIY DEMOS



Homeowners looking to make improvements to their homes likely want to make such projects as budget-friendly as possible. After soliciting estimates from contractors, homeowners may seek to do some work themselves in an effort to cut costs. That is why many individuals opt to handle demolition and other preparatory tasks before contractors get started. There are important things to keep in mind when doing demo.

- **Prybars are your friend.** These tools, sometimes called crowbars, can be used to remove nails or pull materials apart.
- **Cover vents in the space where you're working.** Construction dust can be sucked into the HVAC system and cause furnaces to clog. This also may cause the distribution of dust throughout the home.
- **Use safety gear.** Always wear safety goggles, gloves, boots, and other equipment as needed to remain safe.
- **Get a power saw.** Circular saws and reciprocating saws can cut through various materials, making faster work of demolition.
- **Exercise caution when removing drywall.** You don't know what is behind the drywall, including electric wires, so be careful when choosing a spot to make the first hole in the drywall.
- **Get a trash container with a gate.** You'll save yourself some aches and pains by being able to fill a wheelbarrow and dump in into the container, rather than having to toss debris over the top.
- **Bust up heavy or bulky items.** Cast iron tubs and shower surrounds can be heavy and difficult to move. Unless it's a family heirloom, cut or break large items into pieces to remove them more easily.

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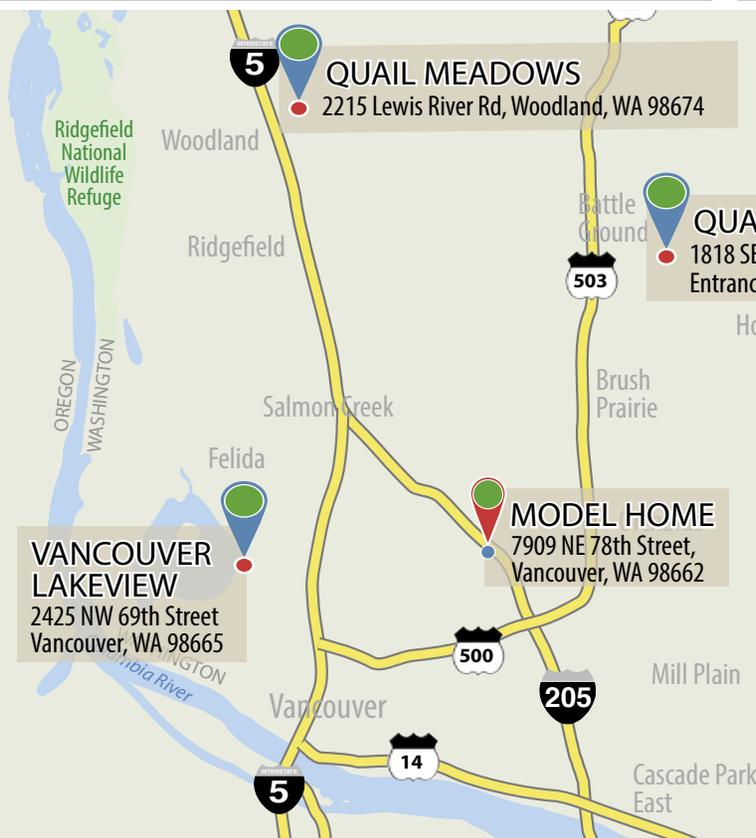
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5 patio projects to enhance OUTDOOR LIVING

Warm weather paves the way to more opportunities to enjoy fresh air. For homeowners who have the luxury of outdoor spaces, including private patios, now is the time to start thinking about projects to enhance these gathering spots.

A patio can be considered a transitional area that links the outdoors to the inside of a home. According to the home and lifestyle resource The Spruce, a patio is often an oasis for lounging and entertaining. And depending on homeowners' budgets and preferences, a patio can be just as comfortable and stylish as interior spaces. The following are five patio projects that can transform these valuable spaces.

PRETTY PERGOLA

A pergola is an open-air (traditionally wood) structure that adds a measure of shade and privacy without completely blocking views of Mother Nature. Installing a pergola over the patio helps define the seating area. Hanging plants can add to the ambiance and string lights can make this a great spot to gather when the sun sets.



PATIO FIRE PIT

Build a fire pit right into the design with the same materials used to create the patio. For example, if the patio is brick or flagstone, build up to create an eye-catching fire pit. Fire pits not only look good, they also expand the time frame that the patio can be enjoyed, offering cozy spots to sit even when the weather chills.



FRAME IT IN

Make the patio a true extension of the inside by putting up walls around three sides of the patio if it connects to the home. Leave the last open to the yard, or consider installing screens to mimic the look of popular lanais. The walls will offer more weather protection, meaning you can invest in high-quality patio furniture to make this a fully functioning outdoor living room. Hang a television that is rated for outdoor use for movie-watching under the sun or stars.

OOH LA LA

Vintage bistro tables and chairs can turn a drab patio into one that calls to mind a Parisian courtyard. Whimsical lighting and accents that you would normally think to see indoors, like a gilded mirror, can add extra appeal. Soften wrought iron and other metals on the furniture by including plenty of flowers and greenery. Don't forget the candles and a place to stash a bottle of chilling wine.

FARMHOUSE CHIC

Transform a patio into an entertaining space that caters to guests. A large farmhouse style table flanked by benches and some upholstered chairs sets the scene for a dinner amid the fresh air. Watering cans filled with wildflowers and mismatched flatware establish a casual feel for gatherings in the space. For those who plan to cook and serve outside with frequency, invest in outdoor appliances so you'll never have to miss a beat with guests.

The options for transforming patios into stylish gathering spots is only limited by the imagination.

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Camas	54	\$1,026,889	\$439,800	\$3.3M	37.0%
La Center	22	\$751,168	\$339,800	\$1.5M	59.1%
Ridgefield	110	\$834,178	\$397,900	\$4.5M	78.2%
Vancouver	335	\$747,542	\$69,900	\$17M	36.0%
Washougal	55	\$1,008,191	\$179,900	\$4.9M	40.3%
All Clark Active	709	\$826,998	\$40,000	\$17M	45.5%
All Clark Pend.	747	\$615,752	\$55,000	\$3.5M	36.0%
All Clark Sold*	338	\$545,604	\$30,000	\$2.2M	23.1%

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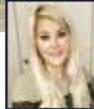


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YOUR DOWN PAYMENT OPTIONS

Initial money spent can dictate so much about your financial future

In some cases, banks or other loan originators may require a certain amount upfront. If possible, it's smart to not just meet but exceed those goals.

Either way, this crucial first step in the home-buying process sets the table for everything that follows.

HOW MUCH TO PUT DOWN

The answer to down payment size typically begins with how much you can personally afford. Those with a cash surplus may opt for more than 20% of the purchase price. Remember that how much you initially pay will have a direct impact on your mortgage payment, and sometimes on the interest rate being offered.

Discuss buying down the loan through points, in order to lower your monthly note.

LOWERING THE RATE

Mortgage points are fees a borrower pays to the lender in order to lower the interest rate. Buying down these points means spending less money for the life of the loan. Every point equals one percent of the mortgage, so a point on a \$250,000 home would cost \$2,500. You'd pay a lot more on that single point over the course of 30 years. Just make sure not to overspend and get left in a financial bind.

RENTING TO OWN

Renting or leasing to own allows you to quickly move into the home you'd like to purchase, without having to pay so much up front. Homeowners and these temporary renters set their own

terms leading to the purchase of the property later on. Sellers may choose to accept only a partial down payment then collect the rest of the home's cost through monthly rent. Buyers without a nest egg to dip into may find it to be a particularly attractive option, although obviously you'd be tied to this purchase for a while. That makes it important to choose wisely.

WHAT ELSE TO CONSIDER

Keep in mind that there are other costs involved with purchasing a home, in addition to the down payment. You'll also have to budget for closing costs, any expenses relating to the move itself, purchasing needed appliances and furniture, and deposits for utilities or other needed hookups. You'll also still need some sort of emergency fund, in case a medical issue arises. Keep looking until you find a home that perfectly balances the down payment and monthly mortgage requirement for your particular budget.

-Green Shoot Media



Patty Muhlhauser GRI ABR MMDP, Real Estate Broker, Notary Public

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Easy access to community parks, restaurants, popular Felida, Jefferson, Skyview schools. Pleasant 2 story with huge lot (11,691 +/- SF), sunny kitchen with updated granite, stainless steel, gas and overlooks professionally appointed refreshed private backyard with garden area featuring fruit trees plus raspberry and blueberry bushes. Huge deck. Formal dining room and nook. HVAC (recently inspected and serviced), great room with fireplace insert. 2413 +/- SF, 4 bedrooms, 3.5 baths, generous sized utility/mud room with sink. RV parking possible. On a private cul de sac. MLS: 22310281

13416 NW 42nd Avenue, Vancouver \$610,000

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\$195,000

Muddy River frontage with this 5 AC lot in the Three Rivers Community! Secluded location on gated private road. Excellent spot for your dream cabin! Property will be provided with access to shared well and perc approval. Property is nestled in Nature's playground! ML# 22359630.



\$550,000

.27 Acres zoned Highway Commercial. Well located with easy access to I-5 at Exit 21 or Exit 22. The home could be used for offices or on-site caretaker. Commercial uses include businesses with off street parking for storage, auto or truck repair, equipment storage, farm machinery, lumber yard, commercial parking, nursery and other similar uses. ML# 21651962.



\$375,000

Iconic cabin in the woods close to Mt. St. Helens! Large living room w/cozy wood stove, Hemlock tongue & groove ceilings, & Primary bed w/balcony. Lots of original finishes & fixtures. Multiple outbuildings & 24 x 24 shop. 100% off the grid & self-contained. An epic getaway home or year-round charmed life! Call to set up your private appt. ML# 22318740.



\$936,000

Private, serene 100+ AC timberland property in North Clark County. Cedar lined Pup Creek is a major tributary into Cedar Creek & runs through the North portion of the property. 8 acres 36 yr old DF, 9 acres 3 yr old DF, 19 acres 29 yr old DF, 29 acres 3 yr old DF. Frontage on County Rd. Choice location for your dream home. Shown by appointment only! ML# 21355939.



\$569,000

80 acres near Jones Creek ORV park, a valuable crop of growing timber w/ panoramic views of the Columbia River valley. Private get-away cabin or off-grid residence, ideal for solar or wind generation. Southern exposure ideal for growing timbers, fruit and vegetable gardening. Loaded with game and wildlife, near DNR access to hunting, hiking and trail riding. 10 minutes to great Camas Schools and shopping. ML# 21326524.



\$199,000

Rare opportunity to own acreage at Green Mountain Forest Reserve! 6 acres of gently rolling treed acreage looks onto Dehaas Pond. Build your dream home in this gated rural community between Woodland & Kalama. Paved private road to property. Perc is complete & corners are surveyed. Excellent high-speed internet. ML# 22201172.



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LET'S GET YOUR HOME SOLD IN 2023!

— WASHINGTON GEMS —

SOLD



\$1,320,000

Columbia River View Custom Daylight Ranch

Expansive 4404 SF home. Stunning views! Fresh paint throughout. Spacious great room w/ stone FP, custom lighting, slider to deck w/ panoramic views, gourmet kitchen, marble island & SS appliances. Bayed dining + eat bar. Main floor master w/ BA, walk-in shower, pedestal tub. 3 BDs down, one used as wine room. Storage, utility room, spa area w/ sauna, shower & BA. Spacious family room w/ private deck. Drip system installed.

SOLD



\$515,000

Great Heights location.

4 Bedrooms, two story Cape Cod with cool retro basement. All newer kitchen with large island and stainless appliances. Large lot with spacious 2 car detached garage. Location is a plus, with easy freeway access. Newer gas forced Air. Other cool features include original hardwood floors and retro wood doors make this charmer a must see.

SOLD



\$403,000

Welcome home to Whipple Creek, Townhome Styled Condominiums.

Enjoy the very private location, yet close to shopping, dining and freeways. This 3 bedroom, 3 bath unit boasts hardwood floors, fresh interior paint, stylish light fixtures, built-in features, two suites upstairs with private baths, both with walk-in closets. One bedroom downstairs with built-in Murphy bed. Tall profile kitchen with appliances and Butlers bar. Open great room with soaring ceiling, fireplace and ceiling fan. Newer slider to wonderful entertainment deck and nature. Won't last long.

— ARIZONA JEWELS —

NEW LISTING



\$495,000

Come Home to Buckeye, AZ

Terrific Corner lot with RV parking, fire pit, garage den Shed/shop. Roomy 5 bedroom, 4 bath with formal and informal Living plus loft. Upgraded Kitchen with Tall profile Cabinets and Stainless Appliances. Huge pantry and walk-in closets. The Mountain View's and peaceful community are very great for enjoying nature.

SOLD



\$529,900

Come Home to Phoenix, Arizona

"New in Phoenix" Great Golf Course Community, 3 Bedroom 2 bath with Sparkling Pool and Great Floor Plan. Upgrades include, Vaulted Ceilings, Granite, Stainless Appliances, Stone and Porcelain Tile. Updated Primarily bath and Owner Suite Bath are Spa Like. Outdoor entertainment Boasts Bar, Barbecue, Firepit and Waterfall.

PENDING



\$424,900

Come Home to San Tan Valley, AZ

Stunning Mountain View Home, 1 hour from Phoenix, AZ. Great corner lot with inground heated pool & spa, expansive outdoor patio. 4 BD, 2 BA with formal and informal living spaces. All tile flooring and upgraded fixture & lighting packages. Ceiling fans in all bedrooms. Plenty of storage, newer AC, water heater and pool heater. Your move-in ready dream home. Call Debra for your private showing or video tour.

**PENDING-
ACCEPTING BACK-UPS**



\$389,000

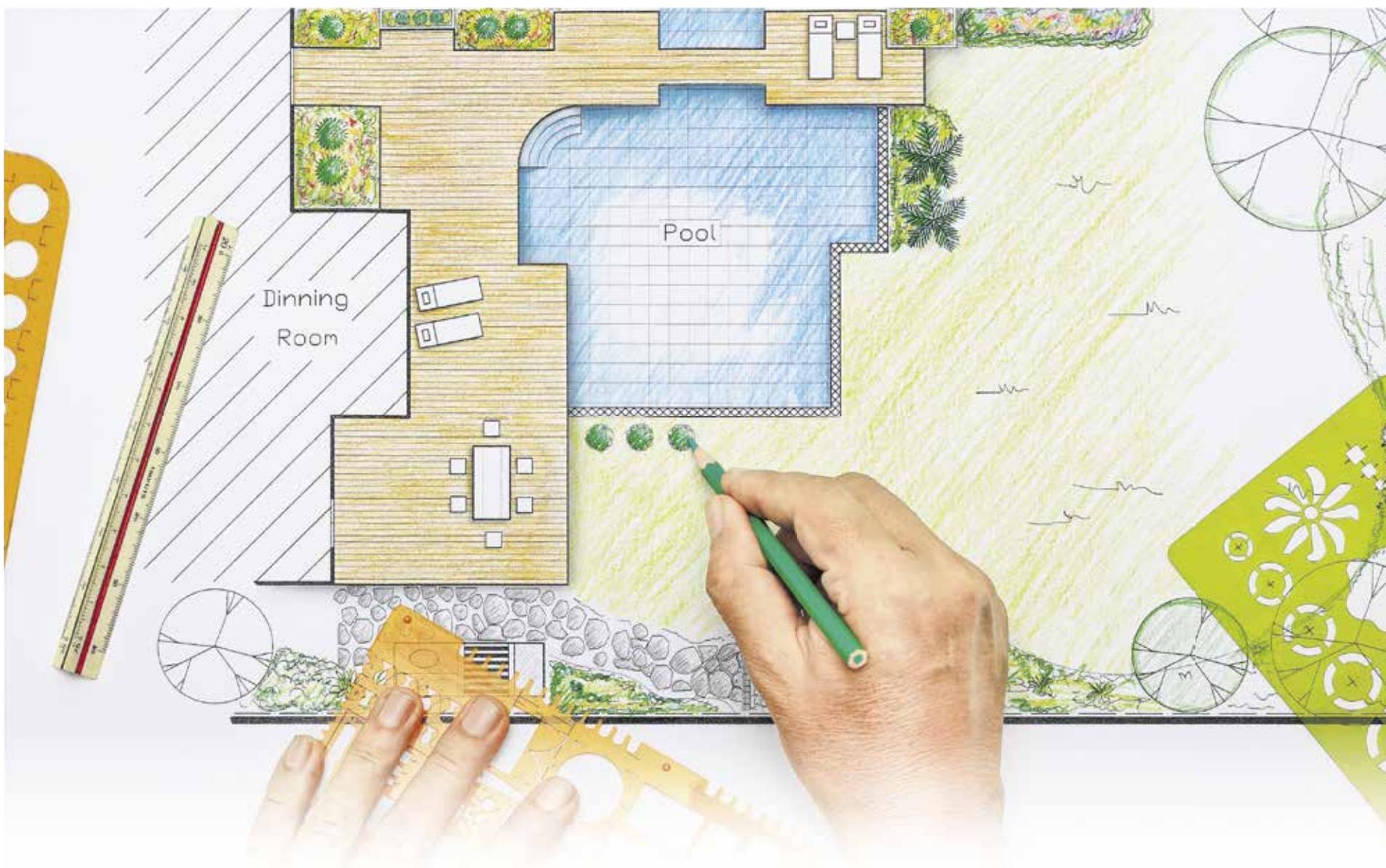
Come Home to Mesa, AZ

Stunning Mt View condo in the gated community of Cachet @ Las Sendas. This 2 BD, 2 BA Great Room concept boasts fresh interior paint, upgraded lighting w/ ceiling fans, eat at bar, spacious kitchen w/ pantry and utility room. All appliances convey including W/D. Split bedrooms, primary suite w/ walk-in closet, bath w/ double sinks. 2nd BD with walk-in closet and sun deck. Large single garage. Just minutes to Community center, workout facilities and retreat like pool and grounds. Furniture is negotiable. Close freeway access to food and shopping.



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CONSIDERING A POOL?

Most people think of the afternoons spent in the sun, forgetting what goes into construction and upkeep.

You might not get the return on investment you're hoping for either. So plan carefully before taking the plunge, making sure you have the space to build, the budget to complete and the willingness to work hard on maintenance.

They'll cost tens of thousands of dollars, even when installed during initial construction. Decking, water features, attached grills and furniture only ups the price tag. Here are other major considerations before deciding:

ZONING AND RESTRICTIONS

In some cases, you may not be allowed to build. Request and review the most up-to-date building and neighborhood restrictions as well as local zoning laws. Qualified contractors should also be

able to discuss the permitting process and any other potential hurdles before you get started. Those who are allowed to move forward with building a pool may still be subject to local rules about depth, fencing and proximity to utilities.

YOUR LOCATION

You may also be restricted by your plot of land. Pools are best sunk into level yards, as huge additional expenses are associated with more challenging topography. Soil type may play a role in how the pool is constructed. Some yards simply aren't big enough for a pool. There still has to be room for the rest of your construction to continue, and those with children or pets may want to make sure they have more green space to enjoy.

MAINTENANCE AND EXPENSES

Beyond the initial capital outlay, pools require regular maintenance – and costs can add up. The chemicals needed to keep the water sparkling and clear can run more than \$100 a month, depending on pool size, climate and how much you use it. The pool interior must also be maintained. Plaster finishes last 10 to 15 years, while vinyl liners must be replaced every 5 to 7.

Pumps, pipes and related equipment to transport and treat the water must also be maintained, and eventually replaced in time. Look for your utility bill to tick up as these machines do their work. Consult with your insurance agent before building, since coverage may be quite expensive depending on the company. The good news is, some offer discounts based on the safety measures you add during the construction process.

-Green Shoot Media

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RE/MAX EQUITY GROUP



\$320,000

GREAT OPPORTUNITY!

Stylish 3 bath 2.1 bath END unit townhome condo maintained to perfection! Open concept layout features gas FP and a pretty kitchen w/ new sink/faucet & undercabinet lights. BONUS extra storage in attic! Vaulted primary BR w/ lighted closet, 2 add'l bedrooms & laundry up. Quiet dead-end cul-de-sac location offers nearby Camas schools, EZ access to Hwy14 and downtown Camas shops & dining. Enjoy a quick bike ride to waterfront recreation and a neighborhood park across the street! 1445 SE 8th Avenue, Camas. ML# 22213516.



Donna Elliott
360-606-1216



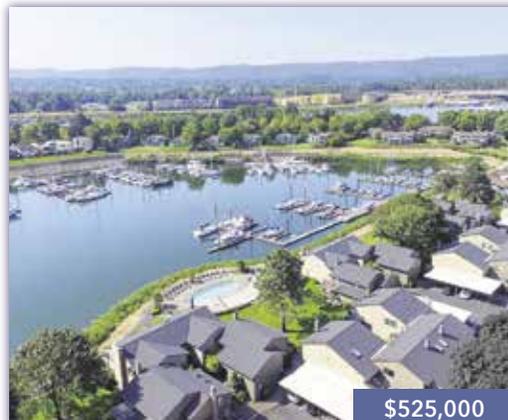
\$449,000

1-LEVEL + 4 BEDROOMS + RV PARKING

4 Bdrms, 2 Full Baths, RV Parking. Freshen up this 1-level to reflect your unique style. Large Living Rm w/ bay window. Peninsula Kitchen & pantry open to Dining Rm. Primary Bdrm/ Bath w/ full walk-in shower is near Bdrms 2 & 3, w/ 4th Bdrm on far-end of home--perfect for a private home office. Extra deep garage bay has a storage rm/shop--could be future 3rd bath for a 2nd master bdrm. Big fenced yard w/ gardens, area for toys or chicken coop, multiple RV Parking. Roof 7 yrs, Water heater 5yrs. 10311 NE 74th Street, Vancouver. ML# 23356935.



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\$525,000

ONE IN A MILLION - WATERFRONT CONDO WITH 50FT BOAT SLIP!

Contemporary design - a gorgeous remodel!! A chef's dream kitchen w/36" - 6 burner dual fuel commercial range & hood. Spacious great room and family room, 2 gas fireplaces, south facing, on the bay. 3 bdrm, 2 baths (remodeled) 2022 SF. 2 Reserved Parking - 50ft boat slip included. 406 N Hayden Bay Drive. ML# 2336817.



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With over 34 years of experience in the home financing industry and a degree from Chase Business School, Lynn has the expertise to guide her clients through the home buying process. When she isn't in the office, you'll find her enjoying walking, camping and spending time with her family and friends. As a resident of the Vancouver area for over 40 years, Lynn looks forward to helping her clients settle into the community by providing them with education on loan programs that best meet their needs.

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Please email TracieDeMars@aol.com for the Zoom Link to access the virtual home buyer & home seller classes.

Homes Need Love Too... Maintenance

Buying a home is expensive, and guess what? Owning a home is expensive, too. Deferred maintenance is the death knell of many a home. Deferred maintenance are those repair or maintenance items that homeowners put off.

Around the home

Walk around and look at the vents. Any missing vent screens? If so, animals can gain access to your crawlspace. Animals under a home can/will pull down the insulation for warmth, urinate & defecate on the vapor barrier, and cause other issues. Do you have animals under the home? How bad is it? Is it salvageable? Does the entire vapor barrier need replaced? Do you need to repair or replace the ducts? Do you need to replace your crawlspace insulation? Look at the ground around your crawlspace vents. Is the ground pushed up into it? This might be giving water access to under your home. You should have window wells around these vents to help prevent this, and you must keep those clear as well.

Under the home

During periods of heavy rain, you need to pull up your crawlspace hatch and check for moisture under your home. Missing window wells can give water easy access to your crawlspace. Create a low point drain to keep ground water at bay. In more waterlogged cases, a sump pump may be needed.

Attic space

You should look in your attic at least once a year. Do you see moisture stains on the underside roof boards? Have any animals gained access? Are your attic vents clear? Most people don't know their roof is leaking until they feel or hear a drop of water. By that time, even more problems arise...roof, insulation, ceiling drywall. Peek up there and make sure your ventilation over the stove (micro hood, or stove hood), bathroom, & laundry room vents are still connected to the outside. If the ducts for these come loose, they will often fall and start venting into your attic space. This is moisture in your attic which can give mold a breeding ground. If one of these vents break, it's an easy, quick, and inexpensive fix. Mold spores in your attic will be costly to repair.

One other thing about attic spaces... they are NOT for storage. When you put boards on top of attic insulation for storage, you flatten the insulation, reducing the R-value. You are harming your home's heating & cooling efficiency. This will cost you more money on your electric bill now, and in repairs later.

On top of the home

For loan purposes, a roof only needs to have a 2-3 year life expectancy to pass appraisal. This means that you may need to consider getting a new roof. You can have up to two layers of roofing on a home and still get financing. If you only have one layer and the roof is at the end of its life expectancy, but still in ok shape? Get a second layer put over it.

Remember that moss is bad for your roof. It traps in moisture, and moisture is bad. Putting some Moss-out on your roof every couple of years will help prevent moss from growing on it. You can also put a copper strip on the ridge line for the same effect. Do NOT pressure wash the roof - that brushes off the granules that provide the protection. Do NOT use a laundry soap such as Tide to get rid of moss on your roof. What does laundry soap do to your clothes? Gets out oil and dirt. Your roof is oil and tar. Not good to get rid of that on a roof!

Around the home

Look at the siding on your home every so often. If you have LP siding, you need to look at the lower edges for moisture. LP & wood products need to be sealed and painted every 3-5 years to provide maximum life expectancy. Vinyl siding? It's plastic and you can rinse it off. But what happens to plastic if left out in the sun too long? It fades, becomes brittle and can crack. With vinyl siding, the best way to maintain it is to give it a good washing every so often. Fibercement or Hardiplank siding? Great products, but they need to be periodically painted to maintain. Some older homes just have wood, or cedar shake siding. Seal and paint as needed to maintain its integrity.

Inside the home

Furnaces should be serviced yearly. Keep an eye on your heating ducts (either under your home, or in your attic) to make sure there isn't any damage or they haven't been disconnected. Periodically, it is a good idea to have someone clean out your ducts, especially if someone in your family has allergies.

Wall heaters Use your vacuum to clean out the dust & dander that collects inside. Once a year take the cover off and clean in there. When you don't clean these out, you get that 'smell' when you turn it on. That is the skin dander, carpet fibers, pet hairs, your hairs, etc. on coils that are burning.

Electrical panel What is the make & model? Some electric panels have been recalled for safety reasons. For the most part, electrical panels pretty much take care of themselves.

Under your sinks We don't look under them often enough. You will be surprised how many sinks have leaks under them!

Chimneys

If you have a chimney, do NOT burn paper products in it! It is not made to be used as an incinerator. Only using wood in your fireplace? Use the occasional CSL log to keep your chimney clean. Using it to burn paper, bills, boxes, Christmas wrapping? You might want to call a professional to get that cleaned out. One of the most common causes of fires in chimneys is creosote buildup from burning paper products.

In short, owning a home involves costs. Do NOT put off to tomorrow what needs to be done today. Homeowners insurance is only good for things 'outside' of your control, not maintenance repairs. Home warranties are not good for windows, walls, flooring, siding, and roofs...but it does cover plumbing, heating, electrical, and most appliances.



March Home Buyer Classes:

VIRTUAL CLASS DATES

Saturday 3/18 10am-12pm

IN PERSON CLASSES

Marshall Community Center, conference room
1009 E McLoughlin Blvd, Vancouver WA
(kitty corner from Clark College)

Saturday 3/11 9am -12pm

Tuesday 3/21 5pm -8pm

March Home Seller Class:

VIRTUAL CLASS DATES

Tuesday 3/14 5:30pm-7:30pm

IN PERSON CLASSES

Firstenberg Community Center

Saturday 3/25 9am -12pm

**If this date does not work for you, please email traciedemars@aol.com, or sean.demars@comcast.net, to set up a day/time that does.

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GET YOUR HVAC READY

As the mercury starts to creep up after winter's chill, you might start to be tempted to kick on the air conditioner to cool down the inside of your home.

But before you reach for the thermostat, there's some maintenance you need to do to ensure a summer free of HVAC catastrophes.

CLEAN IT UP

After a winter running the furnace, call an HVAC professional to have your air ducts professionally cleaned out. Clear ducts means the cool air from your HVAC moves more efficiently around your house and without spreading dust, dander, mold, mildew, fungi or anything else.

You should also change your air filters at least every 30 days for most filtration systems (check your HVAC owners manual or the instructions on the filter). Dirty filters will overwork your HVAC and shorten the life of your system. It also won't work as well, meaning you'll be paying higher utility bills.

While you're cleaning out, you want to check your outdoor components as well. Clear out leaves, branches and sticks from the equipment before kicking it on for the year. You may even find some small creatures have made their home inside your HVAC unit. Be careful when clearing out debris not to bend or break any of the metal fins on your condenser unit.

LOOK FOR LEAKS AND CRACKS

Check around the inside and outside parts of your HVAC and

look for any leaks or cracks. Also keep an eye out for any unusual corrosion. If you see anything suspicious, have the HVAC technician out before turning on your system.

Finally, if it's passed every other test, turn on your A/C and make sure it's blowing an accurate temperature out of the air ducts in every room. Make sure the registers are all open, even if you rarely use that room, and look for any abnormalities inside and out.

You can also have a technician come out for a routine check of your system before turning it on for the year. Some companies even offer service plans that make this more cost effective and repairs less stressful.



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KALAMA, UPDATED MH!



\$324,900

3 BR, 2 BA, 1436 sf. Recently repainted and new laminate floorings and trim. Lg. utility room. Seller will leave new furniture, use as Airbnb or rental. 1764 sf shop with RV parking, water and electric. Two disposals. Quiet neighborhood and close to fishing holes. 18,295 sf lot (.42 acre lot).

PERFECT LOCATION IN BG!



\$524,900

This is your opportunity to run a business out of your home or build on the separate tax lot included behind home. 3 BR, 2 BA, 1565 sf ranch home with a garage that has been converted to office space. Easily changed back. Two tax lots, 10,000 sf each. Lots of options!

RARE FIND ON 1 ACRE!



\$799,900

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Michelle Kirk
360-672-5475



Amy Peterson
360-624-8405



Eileen Phillips
360-326-5906

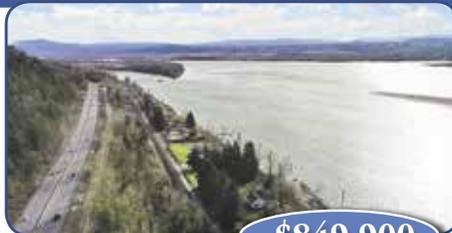


Julie Uskoski
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Betty Webberley
360-909-6152

HUGE POTENTIAL!



\$849,900

For Development with Columbia River Views. Possible 3 view homes could be built. 1 shared well. 1500 sf shop. Shop and home of no value. Includes 3 tax parcels totaling 1.54 acres. Zoned R1-15. Off Old Evergreen Hwy. Bring your creativity and build your dream home.

HUGE POTENTIAL!



\$2,900,000

18.43 acres of land currently in Ag status and bordering the UGB, but with Industrial Overlay planned for future evaluation, approx. 2024. Residence is of little or no value. However, it does provide steady income, with good rental history. Across I-5 from Ilani Casino Complex.

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PLANNED 4BD / 2½BA. 5ac view property in gated community. Great Room Floor Plan - enormous windows to enjoy the sweeping territorial views from inside & out. Vaulted Ceilings, HW Floors, Quartz Counters & All Living areas on the Main Level. Living Room w/Built-in & fireplace, Kitchen w/6 burner stove, Island & Pantry. Vaulted 14'x17' Master Suite w/ Soaking Tub, Walk-In shower & HUGE Walk-in Closet. Much more. Just 30min to PDX & Less than 5min to Town & IS.

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NEW FELIDA CUSTOM HOME

\$829,900



Alison Collins
360-608-0457

2637±sf / 3BD / 3 BA. Custom Felida home just blocks to Cougar Creek Park. Main level living + a HUGE Bonus Rm & Bath next to garage w/ own entrance & room for workshop & Toys. Open Concept. Gourmet, Island Kitchen w/WI Pantry, Gas & Tile Back splash. Living/Dining Room w/Gas fp, LVP Floors & South facing deck. Owners' Ste. w/WI Closet, Soaking Tub & Dual shower.



LUXURY 3 LEVEL TOWNHOME

\$569,900



Staci Uhey
360-281-6720

2624±sf / 4BD / 3BA. Luxury Gated & Private Community. Great rm w/gas FP & bltins. G'met kitchen w/gas, pantry & custom cabinets. New HW flrs. Fml DR, nook, BR w/ full BA on main flr w/9' ceilings. Cvrd deck w/SW sunset/ city views & gas BBQ hookup. French drs to lrg Master BR, vlt'd ceilings w/fan & French drs to master full bath w/ soaker tub & custom tile shower. 4 car tandem garage 40' deep for boat/workshop, workout area.



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PENDING



DOWNSIZE IN STYLE

\$549,000

1549±sf / 3BD / 2BA. Hard-to-find Royal Oak floorplan on a corner, cul-de-sac lot! Vaulted ceilings, Living & Dining room, Gas Fireplace, 3 Bedrooms, large owner's suite w/ a BIG walk-in closet! Spacious Kitchen w/corner window & breakfast bar. Family room & owner's suite have patio doors to an oversized covered patio. Enjoy the sunrise on your front courtyard or evening sunsets on the covered patio.



Karl Lemire
360-936-0554

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Loan Officer - NMLS#42418

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