

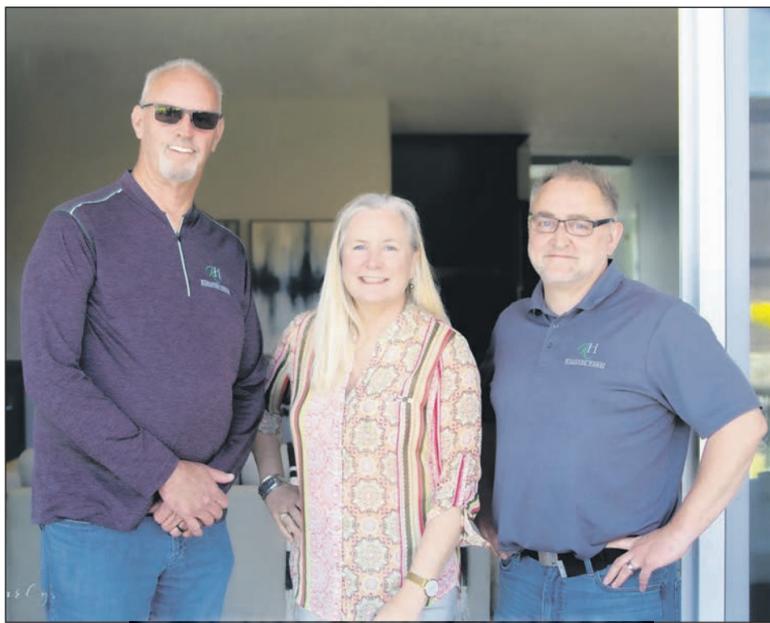
Home & Lifestyle

THE CAMAS/WASHOUGAL AREA WELCOMES A VIBRANT NEW COMMUNITY

Written by ANGELA JACKSON & ERIN J. WRISTON

Kingston Homes is involved in the development of a 100-acre parcel for a new single-family home community called NorthSide. Construction began on the first phase of this 281-lot multi-phase community this past June. The project will eventually add nearly 700 residents to one of the fastest-growing areas in Clark County. City officials say it would be amongst the largest ever in the city (The Columbian, 2019). Bordering Camas in the Woodburn Hill area of Washougal, NorthSide will offer residents views to the north over the Cascade Foothills and to the south over the Columbia River.

Forested hillsides, parks, wildlife, rivers, lakes, and walking trails are also abundant, making it an ideal place to live for outdoor activities. It's perfect for those who desire a laid-back suburban lifestyle close to bustling city centers with arts, entertainment, and popular family events.



Chuck Waldal, Erin J. Wriston, and Chris Galyon



Cloverhill Development, Ridgefield (Photo Angela Jackson, Clearly Creative, LLC)

of this community is to preserve the area's natural beauty. Besides 33.5 acres of expansive green space, the community will include more than two miles of walking trails, a community park, and public viewpoints on a connected trail system. A prominent feature will be innovative landscaping in place of retaining walls to enhance the area's visual appeal and create privacy for residents. Residents of NorthSide will enjoy the added benefit of living in the highly-rated Camas School District. Listed as one of the top 5% school districts in Washington, it's a preferred school district for growing families moving to the area. It's also the perfect place for those relocating from outside regions due to its vicinity to Portland.

Community tours for prospective buyers will begin in February 2022. Although home sales are unavailable at this time, there is a waitlist for those interested in the community. To be included on that list, please get in touch by email, chris@kingstonhomesllc.com, or by phone at 360.521.7565.

The mission of Kingston Homes is to build a beautiful, diversified community with the hopes of offering new buyers an entry point to ownership in an ideal location. It will be their first housing development in the Camas/Washougal area. They are excited about the unique approach to developing the land and making NorthSide a wonderful place to live.

Kingston Homes is a premier luxury custom home builder offering homes in communities throughout Clark County. If you are interested in learning more about NorthSide or another of our other popular communities, visit our website or email chris@kingstonhomesllc.com.



The Rockaway Farmhouse, Felida Washington



Real Estate Trends

What the Fed Says and What It Means

The Federal Reserve is not buying as many mortgage-bonds; however, that doesn't mean that rates are going to go up. These are not simple times. The mortgage payment that comes with any home purchase is as unique as any home purchased.

It is an important time to have a relationship with your mortgage advisor; because the advisor you choose and the mortgage company that person works for can make a difference in your mortgage payment beyond the underlying interest rate. It's important that an advisor can explain what really makes the difference in the choices you have.

There are two things that can have a major impact on the monthly amount a borrower pays as well as the overall amount paid on the loan. The first impact is the yield on the bonds that are packaged up for the mortgage investors. The second is the margin that mortgage investors can make on selling the bonds.

Those two things are currently keeping mortgage rates fairly steady. Freddie Mac's weekly report showed that the average 30-year fixed mortgage rates were relatively unchanged from the start to the end of the third quarter, at around 3%. Fannie Mae economists are giving the same information that Freddie Mac is sharing that rates are predicted to stay at the same level through year-end.

The pandemic created a higher demand for mortgage companies and resulted in a hiring frenzy for many companies to be able to respond to the mortgage loan rush. There is a lot to know about the marketplace when it comes to buying a home. Knowing what it means to work with the various offerings can be helped by having a trusted advisor. I have a list of answers that further explain how working with a local advisor can help simplify life and mean having a monthly payment that you can fully appreciate.

As a lender, Finance of America is watching the interest rates and carefully utilizing the elimination of fees recently processed by the Federal Housing Finance Agency to help give better options to those seeking to buy a home. There is concern within the industry that some lenders may use the opportunity to increase their own margins. Thus, working with an advisor who can explain terms plainly and who has a stake in the community may be in your best interest.

You should know that there is also a new product that banks are utilizing to spread out the risk of borrower's defaulting on mortgages called transfer securities. Some of these new products bring back memories of the financial products that existed before the 2009 financial meltdown. Many investors in the market believe that niche mortgage products are supported by a surging housing market and improved borrowers' credit quality.

There is one wild card that no one really knows how to play right now and that card is if home prices keep going up, the Fed may rethink how aggressive it gets in responding to rising asset prices. High pricing may create a greater supply of houses, but if that doesn't happen that way, the Fed may begin bond selling and mortgage rates may go up.

At Finance of America we are seeing those who are seeking homeownership finding better products through Finance of America, because of the many options available today. Know your options. Know your lending opportunities. Know the resources within your community. Be sure you have an advisor who has your best interest.

Be sure to find a licensed advisor that you know serves your best interests, your community, and has history in the community as well as will be there for you for the duration. Call 360-607-9312 or email MPattullo@FinanceOfAmerica.com for help preparing your credit application to best evaluate your mortgage options. We are your local advisor.

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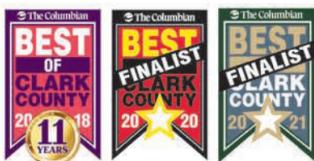
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& Outdoor

Once Upon a Fairytale Pumpkin

Sponsored By: ViewHomes of Clark County with Nature as Neighbors

We love autumn with all its colors and magical transitions. Once, on a hunt for the perfect jack-o-lantern, we stumbled upon a bin filled with beautiful and mysterious looking pumpkins.

These were not your typical pumpkins - they ranged in color from dark green to a gorgeous deep

mahogany. They conjured up images of a fanciful gourd straight from the pages of a fairy tale. In fact, they are called "Fairytale" pumpkins.

Squat in shape and deeply ribbed, they appealed to the possibilities of imagination. Was this the kind of pumpkin that carried Cinderella to the ball?



Fairytale pumpkins are an old heirloom variety native to France. Its French name is "Musquée de Provence" and it gets its nickname from its fanciful appearance. They not only present many possibilities for whimsical decorations, they are favorite with chefs. The meat is fine grained and well-suited for soups and pies. It's described as the most flavorful pumpkin you can find.

Tuesday, October 26 is National Pumpkin Day. Maybe that day you, too, will discover the spectacular beauty of a **fairytale pumpkin**. However, be advised, fairy godmothers might find them irresistible and get to them first!

Looking for a place to find the perfect pumpkin? Here are some pumpkin patches in Clark County - some also offer hay rides and corn

mazes. Call for hours of operation and COVID restrictions:

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 1617 NE 267th Ave, Camas, WA 98607
 (360) 834-2810

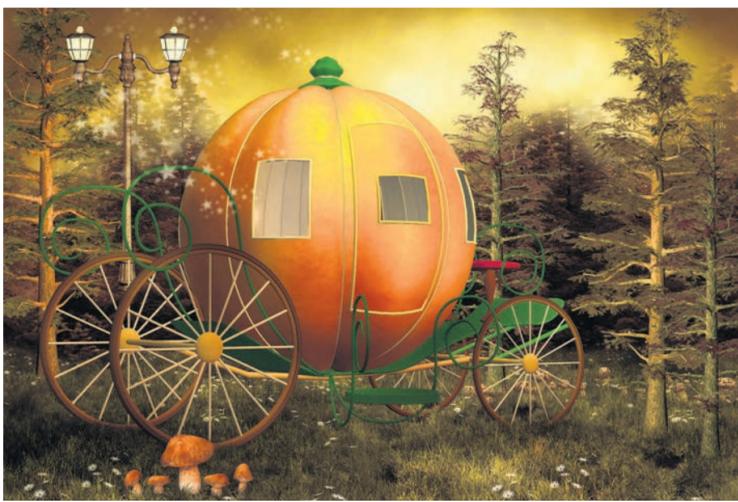
Vancouver Pumpkin Patch,
 18905 NE 83rd St, Vancouver, WA 98682
 (360) 892-0434

Bi-Zi Farms,
 9504 NE 119th St, Vancouver, WA 98662
 (360) 574-9119

Ollmann Farms,
 22706 NE 37th Ave, Ridgefield, WA 98642
 (360) 887-4000

Pomeroy Farm,
 20902 NE Lucia Falls Rd, Yacolt, WA
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- 🐾 I would do best in a single-family home with a fenced-in yard.



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Tips to carve the perfect Jack-O'-Lantern

Jack-o'-lanterns are one of many indelible symbols of Halloween. It's hard to pinpoint the precise origins of jack-o'-lanterns, but many historians trace the tradition to 19th century Ireland. In fact, this instantly recognizable staple of Halloween decor gets its name from an Irish folktale character named "Stingy Jack."

Jack-o'-lanterns are ubiquitous in October, but a refresher course on carving one can help those who haven't dusted off their carving skills since last fall.

Don't carve too early.

Though it can be tempting and fun to carve a jack-o'-lantern once the calendar turns to October, it's unlikely the finished product will make it all the way to October 31. Horticulturists indicate that jack-o'-lanterns have a shelf life of roughly five to 10 days, though an especially cold October could shorten that life expectancy even further. If you want your jack-o'-lantern to greet trick-or-treaters on Halloween, wait to carve it until a few days before the big day.

Use a dry-erase marker to outline the design.

It's easy to make mistakes when carving a jack-o'-lantern, especially if



this is your first time using a carving knife since last year. Use a dry-erase marker to trace the design onto the pumpkin before you make a cut.

Avoid severing the stem.

When many people envision jack-o'-lanterns, the image in their minds is one in which the top of the pumpkin

is removed so candles or lights can be effortlessly placed inside. However, the custom pumpkin carving experts at New York-based Maniac Pumpkin Carvers note that removing the top cuts off the vine, which supplies the pumpkin with nutrients and moisture, even after it's been cut. A whole in the

back of the pumpkin can provide easy access when placing candles or lights inside, and cutting here won't cut off the nutrient and moisture supply a pumpkin needs to avoid drying out.

Scoop everything out.

The interior of a pumpkin will be loaded with seeds, which can be removed and later roasted to make a savory snack. In addition to removing the seeds, be sure to get all of the pulp out. Pulp left in the pumpkin will soon get moldy and that can shorten the lifespan of the jack-o'-lantern. In addition, when removing the interior, try scraping the front inner wall of the pumpkin thin, which may make it easier to carve.

Avoid candles when lighting the interior of the jack-o'-lantern.

Candles might seem like the most authentic and even spooky way to light the interior of the pumpkin, but the heat produced by a burning candle can shorten the life expectancy of the jack-o'-lantern. An LED light won't give off much heat and will provide ample illumination.

These few simple tips can help Halloween celebrants ensure their jack-o'-lanterns make it all the way to the big day at the end of October.

Films kids can enjoy this Halloween



A scare might be what many people want on Halloween night, but such movies are best left to teenagers and adults. When it comes to more kid-friendly films this Halloween, parents can give these classics a try.

- **"It's the Great Pumpkin, Charlie Brown" (1966):** Parents can take a stroll down Memory Lane and enjoy this classic that has been entertaining kids for more than half a century.

- **"Monsters, Inc." (2001):** Halloween wouldn't be the same without monsters, but the monsters in this beloved Pixar classic are decidedly

more kid-friendly and significantly funnier than Frankenstein.

- **"Scooby-Doo on Zombie Island" (1998):** Youngsters who love Scooby-Doo and his mystery-solving pals are no doubt accustomed to a few lightly scary moments, so this story that unfolds when the gang heads to Louisiana to investigate a haunted mansion is sure to please.

- **"E.T. the Extra-Terrestrial" (1982):** Produced and directed by Hollywood legend Steven Spielberg, this tells the story of a young boy named Elliott who befriends a charismatic extraterrestrial.

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WHAT TO LOOK FOR IN A New Career

In a 2019 survey of baby boomers, who are generally defined as people born between 1946 and 1964, the Bureau of Labor Statistics found that the average person has 12 jobs in his or her lifetime. That means that the average professional is likely to change jobs at various points during his or her career.

Working professionals who have resolved to make a career change but don't know where to begin can facilitate the process by determining what they want out of their next career. Knowing what to look for in a career can help people land a job they will enjoy, and might even prevent them from changing jobs as many as a dozen times before retirement.

> **Salary:** Few people would scoff at being offered higher salaries, but it's important that professionals looking to change careers don't place too great an emphasis on a high salary. A recent survey from the online career resource Indeed found that 58 percent of workers would accept a pay cut to change

industries. That suggests that salary isn't everything. However, established professionals no doubt have an established quality of life, and some may not be comfortable if a lesser salary means they have to give up some of the luxuries they've grown accustomed to. Take some time to determine how much money you need to maintain your current quality of life and if giving up certain things, like the ability to travel or dine out whenever you'd like, is a price you're willing to pay for a new career.

> **Opportunity for advancement:** A 2015 survey from the employment-oriented social media service LinkedIn



found that the number one reason people switched jobs was related to opportunities for career advancement. The survey asked 10,000 people who recently left their jobs why they did so, and 45 percent indicated they were concerned about the lack of opportunities for advancement at their old jobs. Switching careers is a significant decision that affects all aspects of professionals' lives, including their families. When looking for a new career, look for one that provides opportunities for advancement after you

get your foot in the door. If no such opportunities are available, you may soon find yourself switching jobs once again.

> **Positive environment:** It can be hard to determine if a company you don't work for fosters a positive or negative work environment, but exercising due diligence to determine this can have profound benefits. A 2008 study published in the International Journal on Disability and Human Development found that negative work environments contribute to insomnia,

anxiety and depression. In addition, 36 percent of respondents to the LinkedIn survey indicated they left their old job due to dissatisfaction with the work environment. When looking for a new career, it's important that professionals don't overlook the value of a positive work environment. Professionals who have resolved to change careers in the year ahead can make their transition more successful by recognizing certain variables that can make work more enjoyable.

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SEO SPECIALIST

FULL TIME

The Columbian is seeking an experienced SEO (search engine optimization) Specialist to work directly with our advertising clients and our in-house digital services division, Sprout Digital. The SEO Specialist will be responsible for creating and maintaining SEO campaigns and reports for clients, as well as assisting in the development of new websites and implementing on-page and off-page SEO techniques for client websites. A qualified candidate will possess good communication skills and be able to work well in a team environment.

ESSENTIAL JOB FUNCTIONS:

- Manage multiple client campaigns for local and regional businesses who expect an increase in organic search rankings and website conversions
- Develop SEO strategies for new and existing clients by analyzing website architecture, content, linking, and ranking signals
- Effectively communicate to Digital Project Leader how SEO strategies will influence client SERPs and produce desired website conversions
- Use keyword research and content silos to produce content development outlines for content developer and designer
- Collaborate daily with project leader and developer on website projects to carry out on-page SEO techniques and website page build-outs
- Implement technical SEO including: JSON-LD markup, optimize images, breadcrumbs, internal linking, 301 redirects strategies

REQUIRED SKILLSETS:

- HTML, CSS, WordPress
- Knowledge and experience with SEO best practices
- Knowledge and experience with Google Analytics (certification preferred), Google Search Console, Google Tag Manger
- Ability to create and manage effective Google Ads campaigns
- Time management and ability to communicate effectively in a team environment
- Ability to produce written documentation

BONUS SKILLSETS:

- A/B Testing
- Experience using Photoshop to optimize images for the web
- Familiar with SEO by Yoast advanced features
- Experience with Social Media
- Server Management
- Ability to launch websites
- Web security best practices

BUSINESS REPORTER

FULL TIME

The Columbian, Southwest Washington's news leader in print and online, seeks a full-time reporter to join its metro news team covering business, transportation and the economy. Regular hours are 9 a.m. to 6 p.m. Mondays-Fridays, with occasional overtime and weekend work. The ideal candidate will enjoy both hard news and enterprise for the Clark County section, Page A1 and online. We seek someone with the desire, knowledge and experience to join us on social media as well as in print.

THE QUALIFIED CANDIDATE:

- A bachelor's degree.
- Two or more years of reporting experience for a daily newspaper.
- Demonstrated ability to report and write complex enterprise and project stories.
- Demonstrated experience using social media and multimedia as tools for gathering and disseminating news..

PACKAGING CENTER PRODUCTION WORKER

PART TIME

The Packaging Center is looking for people interested in getting exposure to career opportunities in the newspaper field. This position is 20 hours a week and the schedule can vary. We'll train you to load advertising circulars to the inserters and feed them through the inserting machines.

REQUIREMENTS FOR THIS POSITION INCLUDE:

- Available to work swing/graveyard shift. Must be available to work Saturday 11:30 pm to 5:00 am Sunday.
- 18 years or older
- Able to lift 30 pounds or more
- A proven record of dependability
- Able to get along well with others in a team environment

NETWORK TECHNICIAN

FULL TIME

The Columbian Publishing Co. is seeking a full-time skilled Network Technician. You will be responsible for designing the network in ways that optimize its performance. The ideal candidate will be a competent individual with great passion for technology. An analytical mindset will be essential for effective troubleshooting and improving the network's functions. The goal is to create and sustain a well-functioning and reliable network to ensure the unobtrusive operation of business.

REQUIREMENTS AND QUALIFICATIONS:

- Experience as network technician or relevant position preferred
- Outstanding diagnostic, problem-solving and analytical skills
- Organizational skills and strong time management abilities
- Excellent communication skills
- Good knowledge of LAN/WAN networks, TCP/IP protocols and network technologies
- Hands-on experience with common software and hardware
- Proficient working knowledge with Microsoft Windows Server and Active Directory/Group Policy and Office365 Administration
- Experience with VMware vSphere and ESXi strongly desired
- Strong work ethic and the ability to work independently

HEALTH & SOCIAL SERVICE REPORTER

FULL TIME

The Columbian, Southwest Washington's news leader in print and online, seeks a full-time reporter to join its metro news team covering health and social services. Regular hours are 9 a.m. to 6 p.m. Mondays-Fridays, with occasional overtime and weekend work. The ideal candidate will enjoy both hard news and enterprise work and will regularly produce in-depth packages for Sunday A1 and online special reports. We seek someone with the desire, knowledge and experience to join us on social media as well as in print.

PREFERRED QUALIFICATIONS INCLUDE:

- A bachelor's degree.
- Two to three years of reporting experience for a daily newspaper.
- Demonstrated ability to report and write complex enterprise and project stories.
- Demonstrated experience using social media and multimedia as tools for gathering and disseminating news.

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The Columbian currently has a part-time position open for a person who is committed to providing exceptional customer service. The successful candidate will be responsible for delivering the newspaper from the plant to the carriers and retail locations in a reliable and timely manner. Duties include the accurate counting and loading bundles of newspapers onto trucks and delivering to drop locations. Work hours are approximately 24 hours per week, Tuesday – Saturday, 11:15 p.m. to finish.

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- Must have a valid driver's license and excellent driving record.
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- Must have good basic math skills.
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Vancouver, WA 98660-0180
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columbian.com

The Classifieds

Call For Details About Our Advertising Rates!

To advertise, call Teresa Davis at 360-993-5050 or email at Teresa.Davis@columbian.com

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For more information E-mail gowatchdog@aol.com or call (503) 625-4563. (no text). More pictures and video are available upon request.

Special Notices

a. Contracts: Teresa Johnson, CPA increase Update
Natasha Ramras, Executive Director
b. Other contracts status: Moss Adams, Architectural Services Update
Natasha Ramras, Executive Director
c. 2022 Budget Process Update
Natasha Ramras, Executive Director
d. Other
9. Executive Session, if needed
Jonathan Young, Assistant City Attorney
Community Commentary
In accordance with the Governor's Proclamation 20-28 regarding the Open Public Meetings Act, this meeting will be modified to be held telephonically. City Hall will not be open for in-person attendance, but the public is welcome to access the live meeting by call. Community commentary will be accepted in writing, but verbal comments cannot be accommodated. Please send all comments to Krista Liles at Krista.Liles@cityofvancouverus. Find more about the City's COVID-19 response here.
Anyone needing language interpretation services or accommodations with a disability may contact Amanda Delapena at (360)487-6815 (Voice/TTY 487-8602). Every attempt at reasonable accommodation will be made. To request this agenda in another format, please also contact the phone numbers listed above.
October 17 - 611540

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Preview day of auction begins 9am.
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Autos For Sale

PUBLIC WELCOME!
Chappelle's Towing LLC
4915 NW Fruit Valley Rd. 98660
ABANDONED VEHICLE AUCTION
Thur. Oct. 21, 2021 at 11:15am
Preview day of auction begins 9am.
360-696-1710. Website: www.chappellestowing.com

THE NEWSDAY CROSSWORD

Edited by Stanley Newman (www.StanXwords.com)

FARM TEAM: Things to see there
by Mark McClain

ACROSS

- Dash display
- Totally floor
- Flower holder
- Looking for
- Republic issuing euros
- Gambling mecca, informally
- "That's my cue!"
- Musical lament
- Some championship rankings
- Agribusiness giant
- Encouraging word
- Literary twist
- Sicilian mountain
- Looked deeply (into)
- It's nothing
- Fine spray
- Rock singer Joplin
- Something curious
- GMA network
- Pull on
- Overabundance
- Federal Reserve objective
- Mark up or down
- Wreath material
- Scattered about
- On the blue side
- Image on tablets
- Clarinet look-alike
- Paranormal ability
- Canadian flag image
- Lay out
- Lessen in value
- Diamond surfaces
- Would like to return
- Where to learn to use foils
- Mideast capital
- Rather behind
- Selling most briskly
- Studio warning sign

DOWN

- Wyoming's ___ Range
- Garlic-flavored mayo
- Villainous in manner
- Vessel designation
- Miserly desire
- Brief notes
- Deal sealer
- Outlandishly amusing
- "C" ___ la vie!"
- Laos neighbor

11 User-friendly feature

- Collection in a cooler
- USCG officer
- Made sense
- Academic excursions
- Famous Roman fountain
- Marsh wader
- How some marshes look
- With agility
- Neptune, for one
- Rationed (vehicle)
- Month with the newest national holiday
- Better equipped
- Drag (away)
- German tennis great
- In pumps, perhaps
- Important verb in any language
- Like a bump on ___
- Rhineland metropolis
- Squad car driver
- Treats, as a sprain
- Traffic marker
- Winds down
- Merit badge holder
- Utopian locale
- Minus
- Carve into stone
- Delta deposit
- Way over yonder
- Italian auto
- Wee workers
- High-tech movie FX
- Dairy farm sounds
- Feline weapon
- Midwest hub
- File, e.g.
- "Green" feeling

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WWW.STANXWORDS.COM 10/17/21

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|-----|----|----|----|----|---|----|----|---|-----|----|----|----|----|----|-----|----|----|----|-----|-----|-----|
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| 23 | | | 24 | | | | | | 25 | | | | 26 | | | | | | | | |
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| 38 | 39 | 40 | | | | 41 | 42 | | | | | 43 | | | 44 | 45 | 46 | | | | |
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| 102 | | | | | | | | | 103 | | | | | | 104 | | | | 105 | | |
| 106 | | | | | | | | | 107 | | | | | | 108 | | | | 109 | | |
| 110 | | | | | | | | | 111 | | | | | | 112 | | | | 113 | | |
| 114 | | | | | | | | | 115 | | | | | | 116 | | | | 117 | | |

- Crime lab sample
- Equestrian accessory
- Cantina appetizers
- Well-aligned
- Arrange logically
- Yule poem opening
- Recent travel expense
- Become cohesive
- Celestial rings
- What anaerobes don't need

- Norms: Abbr.
- Bronze, in part
- Proverbial nonlearner
- USCG patrol boats
- "Ditto!"
- First-harvest potatoes
- Package deliveries
- Scorches in a skillet
- Playfully
- Judd of country music

- Oaf
- Midler in movies
- Grayish
- Jeweled headwear
- Common screen font
- Heavy, as fog
- Muscle car roof
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- Social standing, for short

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| DEGRADE | FACETS | MISSSES | |
| FENCINGS | SCHOOL | | |
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| ONAIR | TATS | GAS | AVOW |
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| LYRICAL | TEXTILE | PLANTS | |
| NULL | HAYDN | ADS | |
| SINGTO | BERGS | BARD | TAD |
| ENACTS | ISLE | TESCO | IRE |
| AFORE | AGAINST | THEGRAIN | |
| RUMOR | COME | HOTEL | ERAS |
| SNIPS | EXES | OPENS | PALE |

John DEERE (26 Across) founded his namesake company in 1837 as a manufacturer of hand tools. The name of Rome's TREVI Fountain (16 Down) is derived from the Latin *trivium*, an intersection of three streets. CGI (60 Down) is short for "computer-generated imagery."

You can contact puzzle editor Stanley Newman at www.StanXwords.com. 10/17/21

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