Flipping homes in reality isn’t exactly like you see on HGTV

By Sally Rummel
news@tctimes.com; 810-629-8282

We’ve all watched HGTV shows like “Fixer Upper,” “Flip or Flop” and “Rehab Addict” and wonder if it’s really all that glamorous and easy to flip a house and make a lot of money at it.

People walk into a newly flipped home and they’re often in awe of the granite countertops, the stainless steel appliances and the hardwood floors.

What they might not see are the shortcuts some flippers make just to make a profit, covering up flaws or problems with a cosmetic renovation.

See FLIPPING HOMES on 5B

SUBMITTED PHOTOS
(Below) In these before and after photos from a recent flip by Realtor Ed Constable, a new kitchen replaced an old outdated one, plus new flooring and paint in the living room.

“Fixer Upper” We get a lot of ideas.

DENISE PENWELL
Realtor and house flipper

BEFORE

AFTER

FLIPPING HOMES IS A POPULAR THEME ON MANY HGTV SHOWS LIKE FIXER UPPER, LOVE IT OR LIST IT AND PROPERTY BROTHERS

BEALE ST.
SMOKEHOUSE BBQ
2461 North Rd. Fenton, MI (US-23, Exit 80)
810-750-0507
Visit our Hartland To-Go location at M-59 & Old US-23, Hartland, MI (In the Kroger plaza)
810-746-9125

“Award Winning BBQ”
www.BealeStSmokehouse.com

10% OFF
Get 10% off on your next dine-in or to-go order!
Go to www.BealeStSmokehouse.com for more information, menu and directions. Not to be combined with other offers.
One coupon per visit. Expires June 30, 2017. T&Cs

Our favorite HGTV show is “Fixer Upper.” We get a lot of ideas.

DENISE PENWELL
Realtor and house flipper

Grief Support Meetings
Hosted by Sharp Funeral Homes in conjunction with Reverence Hospice.
Every first Wednesday of the month
11:30am - 1:00pm • Fenton Chapel
Every third Wednesday of the month
10:00am - 11:30am • Miller Rd. Chapel

Come join us
Wednesday
June 7 & June 21

Come join us
Wednesday
June 4 & June 18

1-810-629-9321

Hosted by Sharp Funeral Homes in conjunction with Reverence Hospice.
Every first Wednesday of the month
11:30am - 1:00pm • Fenton Chapel
Every third Wednesday of the month
10:00am - 11:30am • Miller Rd. Chapel
HOT LINE CONTINUED

EVERY WOMAN DRIVER in Fenton, and I mean every single one, is texting and driving, face forward but eyes looking down. They don’t look up at the green light unless you lay on the horn. Some of you will end up injuring, or even killing, your own children in order to text “LÔL” Grow the (blank) up.

WHAT A SAD, sad day when congregational leadership puts money so far ahead of faith that they’re blind to what they can’t see. So sad.

I FAIL TO see what my comment about the King having an eighth-grade mentality has to do with speaking volumes about me unless, course, you totally missed it and I brought it to your attention.

A TRUE ACCIDENT you’d wish on no one. That poor old man who struck a trooper with his trailer by accident.

I FAIL TO see what my comment about the King having an eighth-grade mentality has to do with speaking volumes about me unless, course, you totally missed it and I brought it to your attention.

Not “just a …”

My first job in Michigan was at a national company that sold side-tab filing systems. That included the equipment, such as file cabinets in varying sizes, and the supplies, including file folders, labels, etc.

If you think you’re not familiar with side-tab filing systems, think again. When you go to the doctor or dentist’s office, your records are probably housed in a color-coded, side-tab file.

The side tab at the top of my files say “HOG.” We always giggle about that.

Anyway, my job at this company was to answer phones, take orders, assist the general manager and sales people with their needs. My favorite part of the job was at the end of the day, when I filled the daily orders before the UPS guy showed up.

In our little warehouse I had everything set up just the way I wanted it. All of the letters of the alphabet (for side-tab files) were color-coded. I had them lined up A-Z so I could quickly pull the boxes. There were those and other labels, as well as file folders.

One afternoon, while I was pulling and packing orders, my boss, Larry, came in the back and asked how it was going. I looked up and said, “I don’t know why but I am very content doing this.” He said he wasn’t surprised, that he read somewhere that “shipping and receiving” is one of the most rewarding jobs a person can have. He said it’s because people who work in shipping and receiving can see the results of their work, then forget about it.

I thought about that for a while and decided he was right. Once I pulled the orders, packed them, labeled the boxes and stacked them for the UPS guy, I was quite satisfied with my accomplishment.

That may not seem like a big deal, but it really is. If you can see the results of your work every day before going home, you can go home not worrying about what’s going on at the office, or the shop, or wherever it is you’re employed.

I used to go home at night and not even flinch (or worry) about work, because when I left, my work was done.

People who have jobs like this are very lucky. They are more relaxed, have more quality time to spend with their friends and family. They may not be rich, but they are happy. They are not fretting all night long about what’s in store for them the next day.

This is why it makes me sad when people say, “I’m just a waitress, or I’m just a hair dresser, or I’m just a clerk.” To me, if you’re not a professional, not ‘just a hair dresser, or I’m just a clerk at the gas station . . .”

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### Funny Money Facts

By Hannah Ball
hbali@tctimes.com; 810-433-6792

You carry it in your wallet. You (might) give it to people in need. You spend all day working for it and then spend it. Let’s talk money.

Here are 20 facts about U.S. currency.

Source: visualcapitalist.com, supermoney.com

<table>
<thead>
<tr>
<th>Number</th>
<th>Fact</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Mutilated dollars can still be used as long as you still have 50 percent of the bill.</td>
</tr>
<tr>
<td>2</td>
<td>North Korea is the largest counterfeiter of U.S. currency.</td>
</tr>
<tr>
<td>3</td>
<td>The $10,000 bill was the highest bill ever in circulation by the government.</td>
</tr>
<tr>
<td>4</td>
<td>The U.S. first issued paper currency in 1862 to make up for the shortage of coins.</td>
</tr>
<tr>
<td>5</td>
<td>Following the outbreak of the Civil War, fractional currency was introduced by the government. There were bills issued in 3-, 5-, 10-, 15-, 25-, and 50-cent denominations.</td>
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<tr>
<td>6</td>
<td>Approximately 94 percent of bills are contaminated with bacteria and 7 percent with dangerous pathogens.</td>
</tr>
<tr>
<td>7</td>
<td>The $1 bill makes up about 45 percent of the currency population.</td>
</tr>
<tr>
<td>8</td>
<td>The buffalo on a Bison Nickel once roamed the Bronx Zoo.</td>
</tr>
<tr>
<td>9</td>
<td>A farm in Delaware mulches more than four tons of U.S. cash into compost every day.</td>
</tr>
<tr>
<td>10</td>
<td>You can track a bill on the website wheresgeorge.com by using its serial number.</td>
</tr>
<tr>
<td>11</td>
<td>The 1913 Liberty head nickel was printed by a rogue mint employee who only made five of the coins.</td>
</tr>
<tr>
<td>12</td>
<td>A 25-cent piece has 119 grooves around the edges.</td>
</tr>
<tr>
<td>13</td>
<td>Approximately 90 percent of U.S. bills have been contaminated by cocaine.</td>
</tr>
<tr>
<td>14</td>
<td>All U.S. bills are made from a cotton-linen combination.</td>
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<tr>
<td>15</td>
<td>A stack of dollar bills one mile high would be worth $14.5 million.</td>
</tr>
<tr>
<td>16</td>
<td>The U.S. prints 37 million bills a day, or $696 million.</td>
</tr>
<tr>
<td>17</td>
<td>A $1 bill has 13 arrows, 13 leaves in the olive branch, and 13 stars and 13 stripes on the shield, which represent the original 13 colonies.</td>
</tr>
<tr>
<td>18</td>
<td>A mile of pennies laid out is $844.80. With this standard, America is about $2.5 million wide, coast to coast.</td>
</tr>
<tr>
<td>19</td>
<td>A penny costs 2.4 cents to manufacture.</td>
</tr>
<tr>
<td>20</td>
<td>Currency has a lifespan due to wear and tear. One dollar bills are expected to last 18 years, $5 bill - 3.8 years, $10 bill - 3.6 years, $100 bill - 18 years, and coins are expected to last 30 years.</td>
</tr>
</tbody>
</table>

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Tool Box Tip #4

Now that school is out, many 15 year olds will be enrolling in driver’s training.

A simple step of outlining rules and expectations can help to keep your loved one safe. Call Peabody Insurance today for a free Parent-Teen Driving Agreement.

Your LOCAL and trusted insurance advisors. Call us today for a FREE insurance review!

Peabody INSURANCE
(810) 629-1504
265 N. Alley, Suite 100 • Fenton

www.PeabodyInc.com
Things we don’t do, due to technology

Gone are the days of memorizing phone numbers and using analog clocks

By Hannah Ball
hbali@tctimes.com; 810-433-6792

Technology allows us to do many amazing things, like connect with people across the world, research atomic bombs, figure out how tall James Comey is (6-feet, 8-inches), and learn about the different types of butterflies.

While you’re paying attention to the world at your fingertips, the world around you is changing.

Here are things we don’t do as much because of technology:

Leave the house as often
There’s no need to leave the house to talk to a friend or relative when you can simply call or text them.

Use a phone booth
Ever since the rise of cell phones, Clark Kent has had a tough time finding different places to shed his disguise and become Superman.

Write checks
The use of checks decreases with the rise of online payments.

 Remain ignorant of obscure facts
If you have a question, you can Google it. You don’t have to seek out an expert to answer every question.

Buy/read as many physical books
With Kindles, tablets, eBooks, and audiobooks, people aren’t buying as many physical books anymore.

Make photo albums/scrapbooks
People can share photos on Facebook and Instagram to reach their intended audience easier and cheaper than with physical photo albums and scrapbooks.

Use tapes/records
The easiest, fastest and cheapest way to share music now is online.

Use as many physical calendars/planners
Our phones have a calendar app that alerts us of our plans, almost defeating the purpose of physical calendars and planners.

Send letters
Instead of exchanging handwritten letters with envelopes and stamps, people can send e-cards, emails and messages.

Figure out math in your head
Can’t figure out what 20 percent of your bill would be? Just use your phone to calculate the perfect tip.

Tell time by hands on a clock
Most kids nowadays won’t be able to tell time by using hand clocks because most are digital.

Use phone books
Need to find a business? Google it.

Memorize phone numbers
Gone are the days we need to memorize everyone’s phone number, or keep a book dedicated to them.

Use cookbooks
Instead of flipping through a physical book and getting food on the pages, most people use recipes found online, on their phone.

Carry enough change for store hours
Groceries are no longer paid for with cash because of technology. Carrying the business should yield information like store hours, ratings, photos, reviews, menus, and much more.

Deliver handwritten notes to teachers
Parents can easily email a teacher when their child will be out sick.

Carry physical money
With credit cards and debit cards, there’s less of a need to carry physical money.

Wait
With the immediacy of technology and its ability to deliver news in an instant, people are used to not waiting as much anymore, compared to days when people only relied on physical newspapers for all their news.

NOTICE OF PUBLIC HEARING
Annual Redetermination of Special Assessment Roll for Special Assessment District for the Purpose of Fire Protection Services and Emergency Medical Response Services
TOWNSHIP OF HOLLY
Oakland County, Michigan

NOTICE IS HEREBY GIVEN, that the Township Board of the Township of Holly will conduct a public hearing at the Holly Area Schools Board Room, 920 E. Baird St., Holly, Michigan 48442, on June 21, 2017, at 6:30 p.m. or as soon as possible thereafter on the estimated costs and expenses, and the distribution of the levy for Fire Protection Services and Emergency Medical Response Services as redetermined pursuant to MCL 41.801(4).

PLEASE TAKE NOTICE that the Special Assessment District for the Purpose of Fire Protection Services and Emergency Medical Response Services, such as signers for the hearing impaired and audio tapes of printed material will be provided, if an individual with a disability requires special assessment services, to individuals with disabilities. Individuals with disabilities requesting auxiliary aids or services should contact the Township Clerk at 102 Civic Drive, Holly, MI 48442 or call at 248-634-9331 ext. 301.

NOTICE OF PUBLIC HEARING
Annual Redetermination of Special Assessment Roll for Special Assessment District for the Purpose of Fire Protection Services and Emergency Medical Response Services
TOWNSHIP OF HOLLY
Oakland County, Michigan

NOTE: This notice of the proposed 2017 tax rates does not reflect county level assessments, the total of all the local millage included, and the total of all the special assessments included. These figures are provided in the resolution that levies the tax rates and special assessments.

LOCAL LIVING www.tctimes.com
“People fall in love with the ‘bling,’” said Melissa Redmond, an attorney who teamed up with Denise Penwell in flipping homes several years ago, when the market for inexpensive houses was stronger. They are both full-time local Realtors.

“They love the newness of the project, but there’s more to it than that,” said Redmond. “Always have the home inspected, because what you don’t see is the electrical, the plumbing.”

With available houses in such short supply right now in the tri-county area, finding cheap homes to buy is the first hurdle potential flippers come up against.

Ed Constable, who flips a few houses a year, most recently in Holly, Linden and Durand, says that you make your money when you buy the house. “You’ve got to buy it right and write the cleanest offer you can – cash and a fast closing.”

The biggest pitfall to flipping is that homes are money pits and everything takes longer than you think it will.

“Everyone says they want to flip a house, but the reality is that most people are undercapitalized and run out of money before the project is complete,” said Constable, a full-time Realtor with Tremaine Real Living Real Estate, and a part-time flipper.

“Time kills ‘em. Every month you own it, you have all the bills to pay, plus more expenses than you planned on.”

“Expect the unexpected” seems to be an important mantra for everyone who flips a house.

“You typically run into something unexpected,” said Constable. “In a recent project, I didn’t do a home inspection and found cracked roof joists and an electrical service that was not installed properly. I had to do some major roof repairs and new electrical system. That’s why you’ve got to buy it right.”

Constable seeks out a run-down home in a good location and will send a homeowner a letter asking if they’d like to sell. He also looks at For Sale By Owner homes, estate sales and listings on Craig’s List. “It’s hard now. It’s tough to find them. When opportunities come up, you have to pull the trigger.”

He takes pride in doing a flip the right way. “We try to make it a house I’d like to live in myself,” said Constable. “You can cover things up, but I’ve got to sleep at night.”

Redmond said there’s a big difference in the way they have flipped houses, compared to some flippers who do it solely for the money.

“We didn’t flip houses just for the bottom line. We did it to get people into good houses. That’s one drawback in today’s market. People from out of town are buying up properties sight unseen because it’s in Fenton. There are multiple offers way above asking price. It’s hard to get into this market.”

What’s so rewarding about flipping a home, according to Penwell, is that they are taking something old and making it new again. “It’s a win-win for the buyer and the community,” she said.

She said the biggest mistake flippers make, especially in the beginning, is to renovate a house like you want it to be. “You have to know your end result before you start. You’ve got to figure in your holding costs — interest, insurance, taxes, association fees, etc. That’s what people don’t figure. These are big costs,” she said.

Some of HGTV’s most popular shows are about flipping — renovating a home quickly for profit. They make it look easier on TV than it is in real life, especially in today’s low inventory seller’s market.
Help Wanted

Help Wanted

JOB OPENING

sign up

for text blasts to receive local coupons. Text localcoupons to 810-475-2030.

I will give thanks to You, O Lord my God, with all my heart, And will glorify Your name forever.

Psalms 86:12

Classifieds

Times

classified department: 810-629-8194

Sunday, June 4, 2017

Page 6B

Help Wanted

Lawn & Garden for Sale

TORO Z17-62” ZERO
radius riding lawn mower. Looks great, well maintained, good working condition. Call 810-252-1120.

CHECK YOUR AD!
The Tri-County Times will only be responsible for the first day of incorrect publication.

Miscellaneous for Sale

AHIHEAD ORANGE SLICE TUBE.
Only used once - $40. Retail was $100. Call 810-964-4575.

Motorcycle jackets
men and women's, 1 with Harley design, chaps, gloves, helmets, and miscellaneous items. Call 248-889-3112.

Pfalzgraff Tea Rose
8 place settings, casserole dishes, platters, vegetable bowls, other pieces, excellent condition, $175. Call 248-889-3112 or 248-245-5599.

Low Cost Vaccine
Wellness Clinic, Saturday, July 15th, Maher Feed, Latino. 10am-1pm, 3 year rabies $17. Heartworm Test $19. Skin, ear & eye exams available. Questions Call 313-6865701.

Miscellaneous for Sale

Bed & More
bulk beds, crib, baby items, dresser with mirror, toys, stereo, sleds. Call for more information 810-750-9878.

Pet

Rummage Sales

HOLLY COMMUNITY YARD SALE
June 9th - 11th
HAWAIIAN GARDENS
at 4261 Grange Hall Rd. and
HOLLY VILLAGE
at 4041 Grange Hall Rd.
Enjoy a drive through our community while finding great items!

Pre-Payment is required for all private party ads
For Classifieds Call 810-629-8194

Garage Sales

YARD SALE | GARAGE SALE | MOVING SALE | ESTATE SALE | SUB SALE

Fenton

JUNE 6TH-9TH, 9-6PM.
16432 Silver Landings.
DONATIONS ONLY SALE! Help support our scholarship by coming to our garage sale. Subdivision sale as well.

Fenton

JUNE 8TH-10TH, 9-4PM.
12381 N. Long Lake Rd.

Fenton

JUNE 8TH-10TH, 9-4PM.
Eastbay Homes, North Road.
Community Garage Sale. Lots of great items!
Lake Fenton Community Schools

Notice of a PUBLIC HEARING

On Proposed 2017 – 2018 Budget

PLEASE TAKE NOTICE that on Monday, June 12, 2017, at 6:30 o’clock, p.m., at 11425 Torrey Rd., Fenton, Michigan, the Board of Education of Lake Fenton Community Schools, will hold a public hearing to consider the District’s proposed 2017 – 2018 budget.

The Board may not adopt its proposed 2017 – 2018 budget until after a public hearing. A copy of the proposed 2017 – 2018 budget, including the proposed property tax millage rate, is available for public inspection during normal business hours at the Board of Education office, 11425 Torrey Rd., Fenton, MI 48430.

The property tax millage rate proposed to be levied to support the proposed budget will be a subject of this hearing.

This notice is given by order of the Board of Education.

Heidi Howieson, Secretary
PUBLIC NOTICE
Charter Township of Fenton
Genesee County, Michigan
REQUEST FOR PROPOSALS - REAL ESTATE BROKER SERVICES

The Charter Township of Fenton is seeking proposals from real estate brokers/ firms to value, market and sell properties located within the Township. A Request for Proposal document is available at the Fenton Township office or may be downloaded from the Fenton Township website at www.fentonfortownship.org. Sealed proposals must be submitted to, and be on file with the Township on or before 3:00 p.m., Thursday June 29, 2017. Any questions should be directed to:

Thomas Broecker, Operations Manager
Charter Township of Fenton
12060 Mantawauka Drive
Fenton, MI 48430-8817
(810) 629-1537

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Tyron Township
Livingston County, Michigan

NOTICE OF PUBLIC HEARING
UPON SPECIAL ASSESSMENT ROLL FOR THE
TYRONE TOWNSHIP APPLE ORCHARD DRIVE
WASTE REMOVAL PROJECT (2017)
SPECIAL ASSESSMENT DISTRICT

NOTICE IS HEREBY GIVEN:

(1) The Township Board of Tyrone Township, Livingston County, Michigan (the “Township”) in accordance with the laws of the State of Michigan, will conduct a public hearing beginning at 7:00 p.m., local time, on June 6, 2017 at the Tyrone Township Hall, 10408 Center Road, Fenton, Michigan, to review the following proposed special assessment district:

Tyrone Township Apple Orchard Drive
Waste Removal Project (2017)
Special Assessment District

and to hear any objections thereto and the proposed project.

(2) The project (the “Project”) will consist of establishing a single waste hauler for Apple Orchard Drive in Tyrone Township. The Project is designed to serve the properties in the Special Assessment District (the “District”), which District consists of the properties located within the area designated on the map attached at Appendix I and includes the specific properties that are identified by the permanent lot and parcel numbers described in Appendix II.

(3) The Township plans to impose special assessments on the properties located in the Special Assessment District to pay for the costs of the Project.

(4) The plans and cost estimates for the proposed Project and the description of the District are now on file in the office of the Township Clerk for public inspection. Periodic redeterminations of the cost of the Project may be made, and subsequent hearings shall not be required if such cost redeterminations do not increase the estimated cost of the Project by more than 10%. Any person objecting to the proposed Project or the proposed District must file his or her objections in writing with the Township Clerk before the close of the June 6, 2017 public hearing or within such additional time (if any) as the Township Board may grant.

This notice is given by order of the Tyrone Township Board.

Dated: May 9, 2017

Marcella Husted
Tyrone Township Clerk

APPENDIX I
Map of Special Assessment District

APPENDIX II
Special Assessment District
Permanent Parcel Numbers
4704-05-101-003 4704-05-101-017 4704-05-101-037

SUNDAY CROSSWORD PUZZLE

CLUES ACROSS
1. Formed by burning tobacco
2. Arabic man’s name
3. Used in perfumery
4. Luxury automaker
5. Falsely assess
6. “Wonder Years” actor Fred
7. Religious residences
8. “Wife of the Year”
9. Mama
10. “South of the Border”
11. “Superman”
12. Cause to be embarrassed
13. “Bourne” actor Matt
14. Puzzled
15. In a curt way
16. Fall behind
17. “Heeding”
18. Selling tool
19. Solid material
20. “T" in tango
21. Thick piece of something
22. Shad
23. A way to make dark tobacco
24. Specialized systems consultant
25. Wings
26. Taxicab
27. “Wonder Years” actor Fred
28. “Wife of the Year”
29. Large Philippine plant
30. Strong and healthy
31. Waste matter
32. Celebration
33. Food suitable for babies
34. Type of squad
35. Secret political faction
36. disk of the sun in Egyptian mythology
37. Mock
38. “Wife of the Year”
39. Immoral act
40. Food suitable for babies
41. Early Syrian kingdom
42. Neutralizes alkalis
43. Former OSS consultant
44. Sweet potato
45. Not sour
46. Offered again
47. Farm state
48. Yemen’s largest city
49. Farm state
50. Bird’s beak
51. Sanctuary
52. Measures distance
53. Pacify
54. Food suitable for babies
55. Falsely assess
56. Spanish noble
57. Days in mid-month
58. Not divisible by two
59. Sanctuary
60. Protection from weather
61. Lodging supplied for public convenience
62. Manganese
63. Womanized
64. Lodging supplied for public convenience
65. Monetary unit
66. Monetary unit
67. Exhibit the courage to do
68. Lecture
69. “T" in tango
70. Sandal
71. Demonized
72. A way to make dark tobacco
73. A way to make dark tobacco
74. “South of the Border”
75. A way to make dark tobacco
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100. “South of the Border”

CLUES DOWN
1. Used in perfumery
2. Arabic man’s name
3. Assess
4. Prickly plants
5. 56. Spanish noble
6. Lodging supplied for public convenience
7. Mama
8. Rockefeller Vice President
9. Toward
10. Prefix meaning within
11. Midway between south and southeast
12. Cause to be embarrassed
13. “Pandemonium
14. Pandemonium
15. Field of study
16. Fall behind
17. Cantonese
18. Selling tool
19. Solid material
20. “T" in tango
21. Thick piece of something
22. Shad
23. A way to make dark tobacco
24. Specialized systems consultant
25. Wings
26. Taxicab
27. “Wonder Years” actor Fred
28. “Wife of the Year”
29. Large Philippine plant
30. Strong and healthy
31. Waste matter
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92. “South of the Border”
93. “South of the Border”
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96. “South of the Border”
97. “South of the Border”
98. “South of the Border”
99. “South of the Border”
100. “South of the Border”

Answer key located in this edition

Place a number in the empty boxes in such a way that each row across, each column down and each small 9-box square contains all of the numbers from one to nine.

Answer in this Sunday’s edition of the Tri-County Times.
Tina L. Crittenden  

Robert White  

Eveline Karnowski  

Sherry Bell  

Dorothy Maxine Wyson  

Cecelia Terry  

June Petty  

Rachel Gallenbeck  

Alfred May  

Jacquelyn Ellis  

Robert Piper  

Tina L. Crittenden  
Tina L. Crittenden - age 73, of Linden, died Tuesday, May 30, 2017. Services will be held at 11 AM on Saturday, June 3, at St John the Evangelist Catholic Cemetery. Visitations will be held at Sharp Funeral Homes, Fenton Chapel, 1000 Silver Lake Road, Fenton Friday, June 2, 2017 from 6 to 8 PM, where a scripture service will be held at 7 PM and at church Saturday from 9 AM until the time of Mass. In lieu of flowers, those desiring may make contributions to Adopt-A-Pet, 1357 Fenton Road, Fenton, MI 48430.

Elmer David Metras  
Elmer David Metras - age 73, of Linden, died Tuesday, May 30, 2017. Services will be held at Sharp Funeral Homes, Fenton Chapel, 1000 Silver Lake Road, Fenton Sunday, June 4, 2017 from 1-4 PM, where a scripture service will be held at 7 PM. Viewing will also be at church Monday, June 5, 2017 from 10 AM until the time of the Mass. Those desiring may make contributions to St. Jude Children's Research Hospital. Elmer was born January 24, 1944 in Garden City, the son of Elmer M. and Edna (Pullford) Metras. He was a 1962 graduate of Garden City High School. He had resided in the Fenton area since 1977. Elmer married Diana M. Romano June 10, 1967 in Inkster. He was a veteran of the War in the U.S. Air Force. He retired as an Engineer from Norfolk Southern Railroad. He took pride in building things and was a excellent woodworker. He also enjoyed spending time on the lakes with his family and friends. Fishing was his passion, in the winter or summer he always enjoyed going out on the lakes to show off his new gear and test out his fishing skills. Surviving are: his wife of 50 years, Diana; son, David Metras of Fenton; Bryan, daughter, Heather (Jeremy) Spohn of Grand Blanc; three grandchildren, Jacob, Makenna, and Vella; sisters, Beverly (Bill) Metl on of Florida and Philomena Rau of Florida; mother-in-law, Daisy Romano of Linden, and several nieces and nephews. He was preceded in death by his parents, and brothers, Russell and Carl Metras. Online tributes may be posted on the obituaries page at www.sharpfuneralhomes.com.
EASY VEGAN BLUEBERRY PEACH CRISP

INGREDIENTS
For the Crispa
• 2 cups frozen peaches
• 4 cups frozen blueberries
• ¼ cup sugar
• 2 tablespoons corn starch
• ¼ teaspoon salt
• ¼ teaspoon cinnamon

For the Topping
• ¼ cup brown sugar
• ¼ cup gluten free oat flour
• ¼ cup gluten free rolled oats
• ¼ teaspoon salt
• 2 tablespoons coconut oil, melted
• ¼ cup vegan butter, melted

DIRECTIONS
In a large bowl, mix together all ingredients until it resembles wet sand. Pour crisp ingredients into a pie dish. Sprinkle topping evenly over the top. Bake at 350 degrees for 50-60 minutes, or until bubbling and the top starts to brown. Allow to rest for 10-15 minutes. Serve with ice cream.

Notes
The crisp topping is best served right away. Leftovers will not be quite as “crispy”, but still delicious.

Finding a lost hamster or small pet

Small animals like gerbils and hamsters make great first pets for animal-loving youngsters. Such pets are relatively easy to care for and don’t take up much space. A cage, food, and some entertainment is often all that’s needed to keep these furry critters content. Small animals often provide the experience children need to grow acquainted with animals and other rodents. Listen for sounds of scratching or chewing. Very often these noises will lead you to pets’ hiding spots.

Listen closely. The sense of sound is often more helpful than sight when trying to find missing gerbils, hamsters and other rodents. Listen for sounds of scratching or chewing. Very often these noises will lead you to pets’ hiding spots.

Small pets can get lost in a home from time to time. Patient pet parents can often return animals safely to their cages relatively quickly.

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Building our Community one Home at a time!

AGENT SPOTLIGHT

Jerry Rule  
Making relationships, not just selling houses—has always been my goal. I treat all my buyers and sellers as I would my best friend by providing information to help them make informed decisions on where their money is best invested. After all, there will come a time when they want to sell the home. I want them to be happy with the return on their investment, and come back to me as a seller. With sellers, I offer advertising and marketing techniques that only a few area agents provide. I want my clients to get top dollar for their home. I will be happy to walk through your home and give you tips on which updates or renovations will give you a quick sale and bring the highest dollar.

After all, you deserve to work directly with your agent, who has your interests first.

Fenton • $879,900
Lake Ponemah Waterfront, 3 Bed, 3 Bath, 2,472 SF Home w/41 Acres, Including Extra Lot And Island Across Canal. 200' Seawall/Boardwalk On Canal Leading To Lake, 1,000 SF Cedar Dock, Boat House W/24' Remote Control Lift, Extra 1-Car Fin. Garage.

Linden • $236,000
13022 Lia Ct.  

Burton • From $154,900
1,506 Mallard  
Mallard Model Open - Choose your colors! Attached And Detached Units Available. Features Open Floor Plans, Vaulted Ceilings, Spacious Kitchens, 2 Car Attached Garages.

Davison • $227,400
9119 Woodridge Ct.  
Lausman Custom Built Brick Ranch, 3 Bed, 2.5 Bath, Open Floor Plan, 1st Flr. Laundry, Disabled Acess w/Ramp Off Back And Wheelchair Lift In Garage. Mature Trees For Privacy.

Montrose • $224,900
6 Entry House W/ Lots Of Updates! Custom Gourmet Kitchen w/HW Cabinetry And Floors, Granite Counters, SS Appliances. All Baths Updated, New Furnace, Hot Water Heater, Sump Pump.

Fenton • $110,000
Enjoy The Peaceful Setting And Park Like Views w/This 2 Bedroom, 2.5 Bath, 1.5 Story Condo w/Finished LL. Close To Downtown Fenton.

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