A concrete decision
Proper after-winter care for your asphalt and concrete areas

Take the 30-day challenge
Spring cleaning tips from Oprah to make your house sparkle and shine

Amazing attic re-dos
The sky’s the limit when it comes to ideas that will utilize your attic space

Get it right the first time...
Hire an interior decorator!
UNRIVALED CUTTING
COMFORT & UTILITY

COURIER™ ZERO TURN MOWER
WITH INTEGRATED CARGO BED†

- Suspension Comfort System™
- Front or Front and Rear Suspension
- Hydro-Gear® Transaxles
- Ergonomic Mesh Seat
- Integrated Cargo Bed† with 50-lb. capacity
- Powered by a Briggs & Stratton Professional Series™ Engine Featuring ReadyStart®
- Foot-Assisted Height-of-Cut
- Deep Profile or Fabricated Mower Deck Options

Available Accessories
- Twin Bag Catcher
- Headlights

† 50 lb. capacity, do not overload; do not carry passengers. Available on select models. See operator’s manual for details.

SLOAN’S
Sales & Service, LLC
sloanssalesandservice.com

1005 N. Bridge Street
Linden, MI 48451
(810) 458-4299
Just north of the tracks in Linden

Mon. - Fri. 8am-5:30pm,
Sat. 8am-4pm,
Sun. 10:30am-3:30pm

www.simplicitymfg.com
Going to market in 2020?

Today’s real estate forecast and historically low interest rates are good news to buyers, sellers and remodelers.

By Sally Rummel

Whether you’re in the real estate market to buy or sell your home, or are considering a renovation or refinancing of your current house, there’s good news on the local housing scene.

Real estate

Whether you’re buying or selling

“Houses are selling like hotcakes,” said Carol Ray, broker/Realtor at Berkshire Hathaway Michigan Home Services in Fenton. “Buyers have to put their best foot forward right away, by being pre-qualified and expecting multiple offers in many cases.”

There are plenty of buyers competing for a small inventory of homes for sale, Ray said. “If anyone is thinking about putting their home on the market, now’s the perfect time. We have buyers.”

Patrick Welty of Legacy Realty in Fenton said that regional home sales in Fenton, Lake Fenton and Linden area are behind what they were one year ago, driven by a lack of inventory. “We’re off to a slower start than last year but I fully anticipate that to catch up by June and July. Inventory will improve by April 1.”

Many buyers are putting in an “escalation clause,” which states that a buyer is willing to increase his or her offer by a certain minimum and maximum, if the seller receives an offer that is higher. “That’s been beneficial to buyers, especially in the last three years with the lack of inventory,” Ray said. “Buyers have to be aggressive. Talk to your agent first.”

What buyers are looking for

Homes priced between $200,000 - $300,000 remain the most popular in today’s market, Ray said. “Ranches are still the most expensive per square foot, but a lot of people will buy one-and-one-half or two-story homes. Move-in See MARKET on 25

RE/MAX Outsell Other Agents

ReMax Platinum Agents are Trusted ★ Respected ★ Recommended

Al Lifsey 810-714-4712 lifsey.al@gmail.com
Angel Makaravage 810-280-3630 angeldiane85@gmail.com
Brian Will 810-523-6075 brianwill341@gmail.com
Christine Champlin 810-986-9466 christinechamplin4u@gmail.com
David Goldstein 810-516-5592 rothgold55@aol.com
Deb Wargo 810-509-1444 debwargol5@gmail.com
Gary Morris 810-625-2986 gary@garymorrishomes.com
Jeff Zielinski 810-252-3269 jzielinski@remax.net
Lila Will 810-577-9494 lilajoy9@gmail.com
Marissa Mayberry 810-275-5980 mmayberry@remax.net
Mark Yost 810-348-1190 markyost06@gmail.com
Nancy Hanks 248-459-0198 nhanks01@comcast.net
Nick Sage 248-240-4901 nicksage74@gmail.com
Thomas Diegel 810-513-4632 theTGDgroup@gmail.com

RE/MAX® agents average double the sales of other agents in the REAL Trends 500 survey of large brokerages.

That’s the sign of a RE/MAX agent.

*Transaction sales per agent calculated by RE/MAX based on 2018 REAL Trends 500 data, citing 2017 transaction sides for the 1,752 largest participating U.S. brokerages that submitted agent counts. RE/MAX average 17.0, Competitors 7.5, ©2018 RE/MAX, LLC. Each office independently owned and operated. 18_258733.

Each office independently owned and operated.
‘Get cracking’ on spring maintenance before rains cause more damage

By Sally Rummel

Spring is the perfect time to take a good hard look at the hard surfaces at your home, especially your driveway and sidewalks.

When the snow melts and warmer weather arrives, take notice of where the water from the melted snow tends to collect. This will give you a good idea where uneven surfaces are that need to be repaired.

Survey your driveway for any winter damage, including cracks. Here’s how to make repairs on your driveway and sidewalks:

CONCRETE

Concrete is one of the most attractive, lowest maintenance materials for use in a driveway. It’s also one of the most expensive, so make sure to correct any problems before they turn into major damage.

TIP 1: Examine your driveway carefully, checking for cracks, holes or crumbling concrete. Don’t forget to look for cracks inside the expansion joints.

TIP 2: Check again after a good rain, and look for any areas of standing water.

TIP 3: Caulk and seal any cracks you find, and seal any damaged expansion joints.

TIP 4: Use a concrete re-surfacer to level out any low spots or to put a “new face” on damaged concrete.

TIP 5: Lift up any areas that have begun to sink lower than the rest of the driveway.

TIP 6: Re-seal your driveway every three to five years.

TIP 7: Keep your driveway clean and free of damaging growths such as moss and lichen in-between re-sealings.

Concrete pros and cons

Pro: long-lasting, attractive, more visual options

Con: expensive to repair, doesn’t perform well in extreme cold, stains easily

ASPHALT

Asphalt driveways provide a smooth, durable surface for your vehicles and an attractive feature for your home. It does need regular care, however, to stay solid, and inattention to small cracks can turn your driveway into a crumbling eyesore.

TIP 1: Check your driveway for any winter damage, including cracks, weed encroachment, water pooling in low areas, etc.

TIP 2: Patch pot-holes and fill in any low areas and repair cracks.

TIP 3: Pull any weeds along the edge and groom edges with an edging tool or hoe.

As a general rule, concrete costs about 45 to 50 percent more than an asphalt driveway and lasts 30 to 40 years, while asphalt’s lifespan is usually 20 to 30 years.

See CONCRETE on 26
Classic Blue, the ‘Color of the Year,’ is restful and reassuring

By Sally Rummel

For a calming, reassuring color palette to use at home, look no further than Classic Blue — named the Pantone Color Institute’s Color of the Year for 2020.

The institute looked at the instability around the globe this year and settled on a shade that offers the reassurance, confidence and connection that people may be searching for. It also evokes thoughts of dusk, when the world falls into a hush, according to HGTV.com.

Typically, color trends reflect larger societal trends taking place in culture, including art, media, movies, lifestyles, socioeconomic and political conditions, travel, technology and more.

True to its name, Classic Blue can be regal, restrained and boundless; it can also be edgy, using a variety of tones, materials and prints.

How to incorporate Classic Blue into your 2020 home décor:

• **Use blue accents** for a pop of color — from fabric and upholstery to footwear and furniture. Consider using blue accents for accent rugs, end tables, table lamps, vases, paintings, flowers or pillows.

• **Play off Classic Blue** against a variety of textures and tones, including olive green, gold or cognac. It keeps gray fresh and pairs well with walnut or white oak.

• **Add Classic Blue** to day-to-day household items, including a KitchenAid stand mixer, NutriBullet Pro, Le Creuset’s Marseille color or a set of ceramic dishes.

• **Experiment with color and lighting**, i.e., blue lamp shades, blue porch lights combined with white or gold for parties and entertaining.

• **Re-purpose old décor** or furniture pieces with a fresh blue coat of paint.

**SOURCES:** Pantone.com, Essence.com, HGTV.com
Hire an interior designer to save you from making costly mistakes

By Sally Rummel

Have you ever walked into a home where the furniture, paint colors and accessories seemed a little “off?” Many homeowners who move into a new home aren’t comfortable knowing how to decorate the space, and many of the mistakes made are costly errors that could have been avoided. Yes, hiring an interior decorator will cost you a little money, but nothing like the pain of mistakes you either have to live with or pay to re-do.

Local interior designers Dawn Volz and Debra Dodd-Ignash of Interiors by Bonnie in Fenton offer these benefits to hiring a professional interior designer:
1) To save you from making costly mistakes
2) To take advantage of an endless amount of resources to achieve the ultimate design
3) To ensure no two designs are the same
“Each design is one-of-a-kind,” Volz said.
4) To provide connections with other reputable trades that will ensure an impeccable design
5) To bring a fresh pair of eyes that can truly see what a room needs, no matter how big or small
6) To coordinate every detail, from design, measuring, ordering, fabrication and installation
“It’s what we do,” Dodd-Ignash said.

10 common design mistakes — and how to avoid them

DESIGN MISTAKE #1:
Over- or under-sized furniture — The wrong size causes circulation and flow issues and looks out of place in the space

DESIGN MISTAKE #2:
Harsh or dim lighting — Layer lighting around a room, with an overhead light, and secondary lighting like sconces, table and floor lamps.

See MISTAKES on 26

Dirty Drapes & Blinds?

We can help!
TAKE DOWN • REHANG • CLEAN • REPAIR
We clean rugs & bedding too!

Jan’s
PROFESSIONAL DRY CLEANERS
810.687.7590
janscleaners.com
Call or schedule online
MON-FRI 7AM-9PM
SAT 8AM-6PMSUN 10AM-6PM

HunterDouglas
Certified blind repair & cleaning specialists

Specializing in Commercial & Residential Interior Design
Offering Window Treatments: Shades/Blinds Lighting Furniture Upholstery Area Rugs Artwork
701 N. LEROY
FENTON
810-629-7881 • INTERIORSBYBONNIE.NET

Proudly serving our customers since 1976
FIVE FREE SONGS A WEEK. TO KEEP.

Download and stream music with your library card.
SPRING CLEANING — take this 30-Day Challenge

Use some spring cleaning tips from Oprah so your house sparkles and shines

By Sally Rummel

Longer days and more sunshine means it is time to spring clean your home. This chore will reward you with sparkle and shine, but it can be a daunting task for most homeowners.

Use this 30-day Spring Clean Challenge to break up the tasks into manageable amounts over a month-long period, and have fun with a few of these extra spring cleaning tips from Oprah.com (hmmm, do we really think she cleans her own house?).

Spring cleaning tips from Oprah

- **Toss the toxins** — overhaul your cleaning supplies. Choose products that do not contain VOCs (volatile organic compounds), fragrances, irritants and flammable ingredients.
- **Use lemons to clean your microwave**: Combine one cup of water, one cup of vinegar and 2 T. of lemon juice. Place bowl in center of empty microwave and set on high for 2 minutes. Wipe down with damp cloth.
- **Spritzing some vodka on your clothes helps to remove odors almost instantly**. Vodka kills bacteria and dries odorless. When it evaporates, so too do the unpleasant smells.
- **Soak gold and silver jewelry** (never delicate pearls or precious gems) in vodka overnight (at least eight hours), then use a clean toothbrush to loosen any debris.
- **Use old cotton T-shirts** to give mirrors a streak- and lint-free clean, using a mix of white vinegar, distilled water and a few drops of an essential oil.
- **Use coffee filters** to clean TV screens, computers and tablets.
- **Run white vinegar through your dishwasher cycle and your clothes washing machine.** Give dryer lint tray a good brush scrubbing, and clean the dryer vent, vent pipe and hoses.
- **Purify the air** by opening windows for a few hours.
- **Wash your pet's bed** or place outdoors in hot sun or freezing cold every few weeks to keep dust mite colonies at bay.
- **Disinfect your trash can** with mixture of 1 cup white vinegar with 2 T. rubbing alcohol and 20-40 drops of tea tree or lemon-eucalyptus essential oil. Use a soft microfiber rag to clean every crevice, paying particular attention to lid hinges and foot pedal.

30-DAY Spring Cleaning CHALLENGE

KITCHEN

<table>
<thead>
<tr>
<th>DAY</th>
<th>TASK</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>STOVE &amp; OVEN</td>
</tr>
<tr>
<td>2</td>
<td>MICROWAVE &amp; TOASTER</td>
</tr>
<tr>
<td>3</td>
<td>FRIDGE &amp; FREEZER</td>
</tr>
<tr>
<td>4</td>
<td>SINK &amp; COUNTERTOPS</td>
</tr>
<tr>
<td>5</td>
<td>FLOOR</td>
</tr>
<tr>
<td>6</td>
<td>CABINETS</td>
</tr>
<tr>
<td>7</td>
<td>DRAWERS</td>
</tr>
<tr>
<td>8</td>
<td>PANTRY</td>
</tr>
</tbody>
</table>

BATHROOM

<table>
<thead>
<tr>
<th>DAY</th>
<th>TASK</th>
</tr>
</thead>
<tbody>
<tr>
<td>9</td>
<td>MEDICINE CABINET</td>
</tr>
<tr>
<td>10</td>
<td>TOILET</td>
</tr>
<tr>
<td>11</td>
<td>SINK &amp; TUB</td>
</tr>
<tr>
<td>12</td>
<td>FLOOR</td>
</tr>
<tr>
<td>13</td>
<td>TOWELS</td>
</tr>
</tbody>
</table>

BEDROOM

<table>
<thead>
<tr>
<th>DAY</th>
<th>TASK</th>
</tr>
</thead>
<tbody>
<tr>
<td>14</td>
<td>CLOSETS</td>
</tr>
<tr>
<td>15</td>
<td>MATTRESS &amp; BEDDING</td>
</tr>
<tr>
<td>16</td>
<td>CARPET &amp; CURTAINS</td>
</tr>
</tbody>
</table>

LIVING SPACE

<table>
<thead>
<tr>
<th>DAY</th>
<th>TASK</th>
</tr>
</thead>
<tbody>
<tr>
<td>17</td>
<td>WINDOWS</td>
</tr>
<tr>
<td>18</td>
<td>WALLS</td>
</tr>
<tr>
<td>19</td>
<td>BASEBOARDS</td>
</tr>
<tr>
<td>20</td>
<td>RUGS/CARPET</td>
</tr>
<tr>
<td>21</td>
<td>COAT CLOSET</td>
</tr>
<tr>
<td>22</td>
<td>FURNITURE &amp; FIXTURES</td>
</tr>
<tr>
<td>23</td>
<td>BLINDS &amp; CURTAINS</td>
</tr>
<tr>
<td>24</td>
<td>VENTS</td>
</tr>
<tr>
<td>25</td>
<td>DOORS</td>
</tr>
</tbody>
</table>

MISC

<table>
<thead>
<tr>
<th>DAY</th>
<th>TASK</th>
</tr>
</thead>
<tbody>
<tr>
<td>26</td>
<td>TRASH CANS</td>
</tr>
<tr>
<td>27</td>
<td>PAPER CLUTTER</td>
</tr>
<tr>
<td>28</td>
<td>ELECTRONICS</td>
</tr>
<tr>
<td>29</td>
<td>BOOKSHELVES</td>
</tr>
<tr>
<td>30</td>
<td>BALCONY</td>
</tr>
</tbody>
</table>

When Comfort Matters!

Staley’s Plumbing, Heating & Air Conditioning Inc.

Dave Lennox
PREMIER DEALER
SINCE 1941!

Staley’s Plumbing, Heating & Air Conditioning
Fenton: 248-634-0676 • Flushing: 810-659-5572

$10 OFF SERVICE CALL
www.StaleyPlumbingHeating.com

Fenton: 2740 Grange Hall Rd. Fenton • Flushing: 121 N. Cherry St. Flushing

Expires 4/18/20
Northern Window & Door

NEW LOCATION AND SHOWROOM

BUILDERS | HOMEOWNERS | NEW CONSTRUCTION | REMODEL

LOCALLY OWNED & OPERATED
810.714.5700 | NORTHERNWINDOWANDDOORSTOO.COM
2426 SOUTH LONG LAKE RD. | FENTON | JUST EAST OF US23
There’s more to do than clean

Spring home chores involve more than just ‘spring cleaning’

By Sally Rummel

Many homeowners are very eager to begin their spring cleaning chores and gardening at the hint of the first warm day of the season. But there’s more to do than just clean; spring is a reminder to check your home’s outdoor features to see how they fared over the long winter. The good part? Most of these chores will take you outside in nice spring weather.

Here’s a spring maintenance checklist to get you started:

See CHORES on 27

It’s time to Enhance your Landscape

- Patios • Sidewalks
- Driveways • Sea Walls
- Irrigation • Mulch
- Retaining Walls • Pavers
- Grass Seed • Sand & Soil
- Rental Equipment • Stone
- Natural Stone • Aggregate

DELIVERY AVAILABLE!

380 S. Fenway Dr., Fenton • 810-629-5200
www.miscapesupply.com
Mon-Fri 7am to 5pm

KNOWLEDGE IS POWER

In these extraordinary times, staying informed is more important than ever.

“Stay Connected to Your Community.”

Times

Always be curious!
Knowledge will not acquire you... you must acquire it.
The sky’s the limit when it comes to converting attic space into more room for living; follow these guidelines for best results

By Sally Rummel
The sky’s the limit for adding square footage and value to your home — just look up and see the possibilities.

Maybe you could use a spare bedroom for guests, or want to turn that space into a spacious new master suite. If your growing family needs more room, look up to find space for a playroom, kids’ bedroom, game room or home theater.

Here are 10 must-do tips to follow when finishing your attic space:

Add a new staircase and bigger landing
You’ll need a much larger staircase and landing to accommodate furniture. The stairs have to be wide enough to handle a dresser or sofa, and have a large enough landing to handle the turn at the top.

Check for head clearance
Most building codes require at least a 7-foot clearance for attic expansions, measured with a finished ceiling. If you don’t have enough height, you’ll have to raise the roofline, adding a lot of expense to your project.

See ATTIC RE-DO S on 21

Amazing ATTIC re-dos

USE YOUR HOME’S EQUITY FOR DEBT CONSOLIDATION OR RENOVATIONS!

Here’s your window of opportunity to start that remodeling project you’ve been dreaming about. Your home can give you the buying power to get started today. Or use our Home Equity Line of Credit to help consolidate several debts under one umbrella, so they’re a whole lot easier to manage. Talk it over with the family — and then talk it over with us. If you can imagine it, you can do it with Dort Financial Credit Union.

A DORT FINANCIAL HELOC OFFERS:

- 15 year draw period
- Credit available when you need it
- Minimum loan amount is $5,000

Use the equity in your home for home improvements, vacations, debt consolidation, college tuition, and more!

Variable rates based on Prime plus or minus a margin (margin identified at time of application, is defined as the number of percentage points the lender subtracts or adds to the index rate to determine the annual percentage rate to be charged).

1.99% Intro APR*

for First 12 Months!

APPLY THROUGH December 31, 2020

*Introductory Annual Percentage Rate (APR) of 1.99% begins on date of closing and is effective for 12 months. After the 12-month period, the variable rate APR as disclosed in your Home Equity Line of Credit Account Credit Agreement and Disclosure Statement will apply. Current APRs range from 4.25% to 9.75%. Maximum APR that may apply is 18.00%. *Variable rates based on Prime plus or minus a margin (margin identified at time of application, is defined as the number of percentage points the lender subtracts or adds to the index rate to determine the annual percentage rate to be charged). Minimum loan amount of $5,000. Closing costs typically include appraisal, title insurance, recording fee and range from $350 to $2,000. These costs are initially waived by the credit union. Repayment of waived costs will be required if the HELOC is closed and canceled within 24 months of origination. Property insurance required. Monthly payments based on a 20-year amortization with a minimum monthly payment of $50.00. Programs, rates, terms and conditions are subject to change without notice. Introductory APR offered on new and existing Dort Financial HELOCs. Members who have already received the introductory rate of 1.99% APR in the last 12 months do not qualify to extend their promotional period. Offer valid on owner occupied property only where collateral loan to value is 80% or less. Proof of income required. Subject to normal underwriting guidelines. Other restrictions may apply. Introductory APR offer good through December 31, 2020. Consult your tax advisor about potential tax benefits.

Dort df Financial CREDIT UNION
HOME EQUITY SUPPORT SPECIALIST 888.837.4317
SERVING ALL OF MICHIGAN

NMLS # 409249
Things don’t have to be just right to get the life you want.
Tackle that kitchen renovation. Get the pool. A remodeled master bath with soaking tub? Yes.

If you own your home, a home equity line of credit* might be the perfect option to fund your home improvement dreams.

The life you want is so much closer than you think.

Apply for a home equity line of credit online at THESTATEBANK.COM.

*Subject to credit approval. Property insurance required.
Three factors to consider when choosing a mortgage lender

A home is the most significant purchase many people will ever make. Perhaps because of that, many buyers, particularly those purchasing a home for the first time, are understandably nervous about the home-buying process. The decision regarding which home to buy warrants ample consideration, but so, too, does the buyers’ choice of lender.

Mortgage lenders can be found all over the internet, and the sheer volume of lender options can make it hard for home buyers to find the right fit for them. Couple that with lending-related terminology that many first-time buyers may be unfamiliar with, and it’s easy to see why prospective homeowners can feel overwhelmed about the process of borrowing money to buy their homes.

When looking for a mortgage lender, prospective homeowners should never forget that the choice of lender is, in most cases, entirely theirs to make. When making that decision, a host of variables should be considered. The following are three such factors that, upon ample consideration, may help buyers rest easy knowing they did their due diligence when looking for lenders.

1. Reputation/recommendation
   
   Just like other businesses, lenders have reputations, and oftentimes those reputations can be determined via some simple online research. Peruse online reviews to determine what past buyers felt about a given lender. If possible, ask friends, family or colleagues who they worked with to secure a mortgage.

2. Fees
   
   Fees vary from lender to lender. Fees should not be mistaken for interest rates, which change daily and are typically dictated by the financial industry and prospective buyers’ credit history and financial standing. When speaking with potential lenders, ask for a rundown of their fees, and the services those fees include, and closing cost estimates in writing, then compare and contrast fees and costs of various lenders before making a final decision. Some lenders may charge considerably more in fees than others, so buyers should put in the effort necessary to comparison shop.

3. Personal interaction
   
   Buyers, especially those who have never before purchased a home, will likely have lots of questions. This is where personal interaction with a prospective lender should be noted. Securing financing for a home purchase can sometimes seem like an impersonal process, but it doesn’t have to be, and many lenders are happy to answer buyers’ questions. Lenders who answer questions quickly and clearly can make buyers more comfortable about the home buying process. Buyers may want to avoid lenders who seem evasive or unwilling to answer questions in writing.
Don’t let your dream backyard get ruined by a high water table resulting in a soggy yard

By Sally Rummel

You’ve always dreamed of a beautifully landscaped yard with plenty of recreational space and maybe even a patio or deck for your family to enjoy this summer. But before you make a huge investment in your backyard, make sure you understand your property’s water table and how it may affect the plans you have for your yard.

What is a water table?

The water table is the upper level of an underground surface in which the soil and rocks are permanently saturated with water. The water table fluctuates with the seasons and from year to year, affected by climate and the amount of precipitation (rain/snow or drought) used by vegetation.

During the late winter and spring when accumulated snow starts to melt and spring rains are plentiful, the water on the surface infiltrates into the ground and causes the water table to rise.

What happens when you have a high water table?

• Flooding in your basement or crawlspace
• Standing water in your yard
• Premature failure or sewage backup into your home or yard
• Destruction of crops or a cause of mold growth

Here’s what you can do to protect your home/property

• Create a swale, a depression in your landscape, to redirect water drainage. Channel it to a place where excess water will be released safely, i.e., a dry well or a garden bed with good drainage and high water tolerance.
• Install a rain garden, placing plants with the highest wet-soil tolerance in the center. Those at the edge will drain fairly quickly while the middle remains submerged. This will provide a place to pool during a downpour.
• Use heavier mulch out of hardwood that won’t be spread by flooding.
• Divert rainspouts to prevent flooding next to walls and to get water out to lower ground.
• Replace non-porous surfaces on your property.
• Install a green roof — a layer of vegetation planted over a waterproofing system installed over the top of a flat or slightly sloped roof.
• Add drainage on the sides of your driveway pavement or consider using gravel, spaced paving or even grass to make your driveway an asset in the rain.

SOURCES: USGS.com, Homeguides.sfgate.com
Carol Haney & Randy Haney
Principal Associate Brokers

SOLD 1.7 BILLION DOLLARS OF REAL ESTATE WITH 16,000 CLIENTS IN GENESEE COUNTY

FENTON OFFICE
18035 Silver Parkway
810-750-3333
REAL ESTATE WITH 16,000 CLIENTS IN GENESEE COUNTY

CORPORATE OFFICE
1453 N. Elms Rd.
810-733-3333

GRAND BLANC OFFICE
2455 E. Hill Rd.
810-694-3333

WWW.AAREALTORS.NET
By Sally Rummel

The joke is “How many ____ (fill in the blank) does it take to change a light bulb?"

The truth is, if you can screw in a light bulb, you can set up smart lights in your home, using one of the new smart lighting systems available in the marketplace today. With these systems, you can dramatically change the ease of controlling your home’s lighting with your fingertips or a voice command, and add many options for color, brightness and softness.

What are smart lights?

Smart bulbs are lighting fixtures that can be controlled wirelessly, using a remote or through a mobile device. The important electronics are in the bulbs themselves, so you can use your existing lamps and light fixtures.

If the bulb is dimmable, you can also control the brightness without lifting more than a finger. You can create customized settings, turn lighting on and off remotely, and use different settings to adjust the tones of softness or brightness. You can even change colors to suit different holidays or moods.

In most cases, you’ll need a home automation hub that will allow you to operate the smart bulb wirelessly through an app on your mobile device, tablet or PC. A few brands, including Philips smart bulbs, require a special gateway, which is able to communicate with the smart bulb and give it commands.

How much do they cost?

At $200 for a four-bulb starter kit, Philip Hue’s color-changing smart lights aren’t cheap. But experts say they’re one of the best smart home purchases you can make, because of the strength of the Philips platform and the fact that the bulbs work with just about everything including the content on your TV.

Special features

- They have color-changing light strips for underneath cabinets or behind the TV, with products like Philips Hue or the Lifx Z light strip.
- Add a motion sensor to automatically turn on lights when you enter a room.
- Set preferred tones and colors for reading or entertaining.
- Set lighting to automatically dim during the evening and ease into light for the morning.
- Use full color bulbs during holidays, i.e. purple or orange for Halloween, green and red for Christmas, etc.

Sources: CNET, iDisrupted.com

When you need help with your insurance coverage, where do you go? A website? An automated service center? Not if you have coverage from Central Insurance. Central partners exclusively with independent agents so you receive personal, knowledgeable service and advice from someone local you know and trust. That’s the value of a Central Insurance policy.

Contact us for more information or a quote.

The Central Insurance Companies are comprised of Central Mutual Insurance Company and All America Insurance Company.

Scan to learn more about Central Insurance.

Agency Name:  
Agency Address: 
Additional Info: 

2532 N. Old US-23•Hartland•MI | 810-632-5161  
www.hartlandinsurance.com
Nothing fills a room with warmth and light like windows, soaking your inside space with the beautiful glow of the sun.

However, that sunlight also has a dark side; its UV rays damaging your home’s furnishings like carpets, furniture and window treatments. The sun’s UV rays can interact with the dyes in the furniture or carpet’s fabric, or the stains in the hardwood floor, making them lighter leading to the faded look you’re trying to avoid.

Even on cloudy days, the damaging UV rays are still doing their destructive work on your sofa, your flooring, etc., causing fading, discoloration and fabric damage.

You can use drapes or blinds to help block out the sun, but then you miss out on all the natural light streaming through your windows.

So what is a homeowner to do? Window films just might be your very best solution in dealing with sun and light issues in your home. Films installed on window glass can provide a protective layer that blocks up to 80 percent of the sun’s heat, according to the International Window Film Association.

In addition to blocking UV rays, many window films will also deflect up to 60 percent of the sun’s heat from coming through your windows, ultimately leading to lower energy bills.

Like anything else, there are pros and cons to using window film, such as:

See WINDOW FILM on 24
GREAT > BETTER > BEST
SPRING UPGRADE SALE 2020

Don’t fall for the 1-DAY SYSTEM...
They simply don’t last.

The LIFETIME warranted
GATORGUARD system is a layered
seamless surface that creates a
FOREVER-BOND. The result is a
beautiful surface that has the strength to
repel almost anything while looking
NEW for many years to come.

Choose Your FREE Upgrade (Flooring Style) Up To A $750 Value

Weather Tech Floor Liners with Purchase Up To A $200 Value

Payments as low as $50 per month!* With Approved Credit

GatorGuard Floor Coatings
(810) 285-7759

Loans provided by GreenSky on approved credit, for a limited time. Repayment terms vary from 12 to 144 months. Interest waived if repaid in 12 months. Rates as low as 4.99% for fixed (non-interest free plans) and from 17.99-26.99% for interest plans or default on interest-free plans. Subject to change. Other restrictions apply. Not valid with any other offer or previous job. Weather Tech value up to $200. Offer Expires 5/31/20.
ATTIC RE-DOS
Continued from Page 11

Call in a pro for a structural analysis

Your attic floor may be strong enough for storage, but might not support the weight of furniture and people. Hire a pro to conduct a structural analysis to detail any floor and roof structural modifications and come up with recommendations for placement of any bump-outs.

Get a quote from an HVAC contractor

Don’t cut corners by installing electric baseboard heaters and a window A/C unit for your new attic space. Upfront costs may be cheaper, but these units cost a lot more to run and don’t allow for fresh air exchange — a requirement in most building codes. Instead, have an HVAC contractor install a freestanding, high-efficiency unit for maximum temperature control at the lowest cost.

Install a bathroom

A bathroom will make your new living space much more livable, especially if you’re adding a bedroom. No matter what the use, a bathroom makes the space more comfortable and it will improve the resale value of your home.

Check out all insulation options

Check out all the newer high-density fiberglass insulation products, mineral wool and spray foams. High-density fiberglass is the perfect choice for vaulted/cathedral ceilings where you need a high R-value in small depth cavities. Spray foam also works well for ceilings and walls, and you can do it yourself.

Get more space with a bump out

Adding a bump out (such as a bay window) will also bump up the cost of your project because they require structural modifications. But you’ll also gain the most cost-efficient maximum usable space, plus windows will add natural light and fresh air.

Move plumbing vents; ditch flue

Chances are you’ve got plumbing and bath fan vents running through your attic. They’ll most likely have to be moved to open up the space. That can be a DIY project, as long as you follow the building codes for pipe and duct size, slope and insulation. But moving a furnace flue isn’t that easy. You can either plan your attic layout around the flue or upgrade your HVAC and water heater to a high-efficiency power-vent model that doesn’t need a flue. If you do this as part of your project, you’ll avoid losing all that space in your new attic.

Ditch the drywall ceiling

A drywall ceiling is cheap but boring. Take your attic’s ceiling treatment up a notch with natural wood, beadboard panels or tongue and groove paneling.

Pull a permit

Don’t even think about doing an attic expansion without pulling a permit; that’ll come back to haunt you when it’s time to sell your home. To pull a permit, you’ll need a detailed plan that’s been reviewed by a licensed structural engineer/architect. You can still do a lot of the work yourself, but you’ll have to do the work according to the latest building codes in your area and have it inspected.

The average attic renovation cost is $40,000-50,000 to convert it into a living space, such as a bedroom, office, or a bathroom. It’s one of the more expensive home improvement projects, but also boasts one of the highest return on investment — up to 62 percent.

NATIONAL ASSOCIATION OF REALTORS

Don’t mess up on these two common electrical code violations:

• Smoke and carbon monoxide detectors: New smoke and carbon monoxide detectors must be hooked into the existing units throughout the house so they all alarm at the same time.
• Arc fault and Tamper Resistance: All new wiring in this attic living space must be protected by either an arc-fault circuit breaker or arc-fault receptacle. Plus, all outlets must be tamper-resistant; look for the TR stamp on the outlet face.

Sources: BobVila.com; HGTV

View stories at myfenton.com
Top 5 hottest home building trends

These days, home trends are about more than good design and aesthetics - they’re about creating spaces that reflect our values and are more comfortable and enjoyable to live in. Trends are all about your family’s lifestyle.

Whether you’re shopping for a new home, renovating your own or creating a new build from scratch, here are some of the biggest trends you need to know for inspiration.

**Sustainable design:** This one has been popular for a long time, but green design has evolved to be about much more than energy-efficient appliances and LED light bulbs. Now, it’s all about making sure everything in your home reduces your carbon footprint and minimizes any impact on the environment.

To try the trend yourself, think big and get creative — install solar panels on your roof, choose building materials that don’t require deforestation and upcycle old furniture for decorative elements instead of buying new.

**Disaster resiliency:** Climate change affects us in so many negative ways, and one of the top concerns is the increase in natural disasters. From wildfires that last for months to major floods that affect entire cities, we now need to prepare for the worst when building our homes.

Switching to disaster-resistant materials is an important first step. Many builders now prefer to use stronger, more energy-efficient materials like insulated concrete forms (ICFs) instead of more traditional materials like wood. For example, Nudura ICFs can withstand winds of up to 250 miles per hour (equivalent to an F4 tornado) and offer a fire protection rating of up to four hours.

**Outdoor living:** Many of us are now choosing to forgo getting a cottage or summer home and recreate the experience in our own backyards. This trend helps you make the most of your existing space and take full advantage of your yard or patio during the summer months.

You can design a full living space outside, complete with an outdoor television and comfy couches, as well as a kitchen and refrigerator for entertaining. Consider adding a fireplace or firepit to keep warm during cool summer nights and enjoy the outdoors through spring, fall and even winter if you’re brave.

**Home automation:** This is another longstanding trend that shows no signs of slowing down. It has also evolved to encompass more of the home to make life even more comfortable and convenient.

From an oven that can be turned on remotely to preheat, to skylights that can open and close automatically to create the perfect ambient temperature, there are more ways than ever to integrate smart home technology into your living space.

You can start small with voice assistant and smart light bulbs and work your way up to a total smart home system that includes home security, temperature controls and all your electronic devices.

**Customization:** You don’t have to settle for what mass manufacturers decide to build, or what works for everyone else. Creating a home that’s as unique as you are is the latest trend, with custom-built and personalized features to make your space stand out.

You can even go as far as building a custom home that’s suited to your family. Older home demolitions and purchasing land-only properties is becoming more common, allowing you to work with an architect to create exactly what you want with a new build.
Not just clog-free... GUARANTEED Clog Free.

NEVER have a clogged gutter again, GUARANTEED!

ENGLERT LeafGuard
810-285-7759

Spring Savings

Lifetime No-Clog Warranty
Lifetime Paint Finish Warranty
Heavy Duty Construction
20% Thicker/Conventional Gutters
Will Never Fall Off or Loosen

Spring Savings
20% off Entire Job

12 Months No Interest - No Payments
With credit approval, see estimator for details, expires 5/31/20.
WINDOW FILM  
Continued from Page 19

PROS

• Window film can cut utility costs by 3 to 40 percent and at $6 to $14 per square foot; it’s much cheaper than replacing windows.
• Solar films block 99 percent of UV light that fades furniture, and with better technology than ever before it does this without looking reflective or dark.
• Window films add security, slowing down break-ins and holding glass shards together if the window shatters.
• Some state and utility programs offer rebates for using window films. In Michigan, a Commercial Incentive Program offers 25 cents per square foot for high performance window film.
• While mainly a retrofit product, some films can make a low-cost new window as efficient as a low-E, triple pane unit.

CONS

• Some window manufacturers void their window warranty with the use of window films; however, several film manufacturers offer to match it.
• Installation can be difficult around certain latches and frames, leaving glass looking bubbly.

TIP: Some window film brands are better than others are. Buyers should look for performance ratings by the National Fenestration Rating Council (NFRC). The NFRC independently tests, certifies and labels window films for their energy efficiency.

SOURCES: Builder magazine, Builderonline.com, Toolsinspect.com, nfrc.org
MARKET
Continued from Page 3
ready homes are highly sought-after, especially by busy two-income families.

Home values continue to rise
The average sale price of a home in Fenton-Lake Fenton-Linden is increasing modestly, Welty said. “It’s too early to tell, but I anticipate home values to increase by 3 or 4 percent.”

Remodeling lake homes
When you’re looking for the perfect piece of property for your dream lake house, you’ll have to decide whether you want to start from the ground up, or remodel an existing older home.
“’We end up building new, a little more often than remodeling,” said Chris Weir, owner of Weir Building Company in Fenton. “Most homes built before the 1950s are hard to work with; they were built as lake cottages. After the 1950s, construction improved with more code enforcement. Homes are easier to modify.”

What people are seeking most in lake homes are open, larger spaces with larger kitchens, a master suite preferably on the first floor, and garage space.

When remodeling an older lake home, Weir said you don’t always know what you’re getting into until you start digging in the walls and opening things up. “You might find rotted wood, insufficient insulation. You can get into more than what you expected, but we try to avoid surprises upfront.

Weir said it’s almost always less expensive to remodel, “unless you’re changing the footprint of the house,” he said. “But there’s an attraction to having a newly built home. Some people prefer to save the $150,000 (that it would cost to build new over remodeling) but it’s case by case.”

Financing
Interest rates are historically low, in fact, the lowest they’ve ever been. That’s the word from David Scott, vice president of residential lending at The State Bank, headquartered in Fenton.

“With rates so low, people can afford ‘more house,’” Scott said. “You’ll never be able to get the value of a house so low.”

Scott advises customers to use these low rates to benefit their housing situation. “It’s a great time for a home equity loan to make home improvements or better yet, take cash out for your home. Also consider taking your 30-year loan down to a 15- or 20-year loan.”

Scott also is in charge of bridge loans at The State Bank, now called term loans. He sees the value of these short-term loans, especially for sellers who hesitate to list their home because they want to find a home to buy first. “If you’ve got a lot of equity in your home, you may qualify for this kind of loan,” Scott said.

Welty said that the interest rates right now are amazing — below 4 percent, including a 30-year mortgage rate of 3.75 percent and a 15-year at 3 percent. “It’s literally like free money,” he said.
WE SPECIALIZE IN:

- Construction & Farm Equipment
- Classic & Modern Cars
- Real Estate
- Estate & Business Liquidations
- Monthly Online Auctions

Full-service auction company. Conducting successful auctions in Lapeer, Genesee, Sanilac, Macomb, Tuscola & St. Clair County areas for over 30 years.

124 S. Lake Pleasant Rd. • Attica, MI
810-724-4035
Rowleyauctions.com

Sunday, March 22, 2020

WE SPECIALIZE IN:

- Lawn & Snow Service
- Mowing • Trimming • Edging
- Lawn Aeration • Dethatching
- Lawn Rolling • Landscaping
- Mulch • Stone & Brick Pavers
- Rototilling • Retaining Walls
- Tree Removal/Trimming • Tree/Brush Chipping
- Brush Hogging • Stump Grinding • Land Clearing
- Field Mowing • Driveway & Road Grading

BARTLETT
LAWN & SNOW
SERVICE
We do it All!

Mowing • Trimming • Edging
Lawn Aeration • Dethatching
Lawn Rolling • Landscaping
Mulch • Stone & Brick Pavers
Rototilling • Retaining Walls
Tree Removal/Trimming • Tree/Brush Chipping
Brush Hogging • Stump Grinding • Land Clearing
Field Mowing • Driveway & Road Grading

*** SENIOR & VETERAN DISCOUNT ***
Residential / Commercial • Free Estimates
Fully Insured • Licensed
40 Years Experience • All Local Workers
Duane | 810-275-4241

Surveyors dedicated to residential sites
— 28 YEARS STRONG —

RESIDENTIAL LAND SERVICES
A Division of Field To Finish, Inc.
2505 N. Long Lake Rd. in Fenton
P: 810-629-6560  C: 810-444-0148
FieldToFinish.com  I  Email: FieldToFinish@aol.com

CONCRETE
Continued from Page 4

TIP 4: Seal-coat your driveway every one to three years.

TIP 5: Keep your driveway clean and free of damaging growths such as moss and lichen in-between re-sealings.

Asphalt pros and cons
Pros: less expensive to install, generally easier to repair, stream-lined appearance that matches street,
dark surface hides most stains.
Cons: requires more maintenance, doesn’t handle high heat.

CLEANING
Continued from Page 8

- Toss throw pillows in a hot dryer to kill dust mites, or place in the hot sun or in the freezer for a day.
- Electrostatic dust your blinds, then use a soft microfiber cloth to wipe them clean with warm water and vinegar. Once dry, wipe blinds with dryer sheets to help repel dust.
- Vacuum your mattress, sprinkle baking soda over any stains and let sit for 30 minutes before vacuuming. Rotate mattress 180 degrees. According to Better Homes and Gardens mattresses should be rotated quarterly with the seasons.
- When we sleep in the same spot every night, our body weight leaves an impression in that spot. When you rotate your mattress, you change the “body print” which helps save the wear-and-tear on the mattress.
- Clean your shower curtains and liners in the washing machine with a towel for added scrubbing action. Add small amount of laundry detergent and run on warm/hot.

Fabric curtains can go in the dryer; for plastic liners, run dry towel over it and rehang.

Source: oprah.com; mic.com

MISTAKES
Continued from Page 6

DESIGN MISTAKE #3:
Too many family photos — Create a small gallery of photos appropriately framed for a cohesive look to minimize the chaotic effect of collage-style displays.

DESIGN MISTAKE #4:
Picking paint before furniture — Always choose fabrics and furniture before you pick a wall color to complement the look.

DESIGN MISTAKE #5:
Hanging onto heirlooms — If they are outdated and don’t fit the style of your home, reconsider the decision to use it as a furnishing. Maybe it can be re-purposed into another piece.

DESIGN MISTAKE #6:
Undisguised storage — Beware of open storage, like baskets and shelves, unless they are enclosed in closets, because it’s difficult to keep them looking neat.

DESIGN MISTAKE #7:
Multi-purpose rooms — Have designated areas for things like office spaces or fitness equipment to avoid a “junk room” effect.

DESIGN MISTAKE #8:
Exposed outlets and cords — Budget for extra outlets, including floor outlets, so you don’t have exposed cords trailing all over.

DESIGN MISTAKE #9:
Misplaced window treatments — Be careful in placing floor registers near curtains that hang to the floor, or hanging curtains to the floor near floor registers. If the register is too close, the curtains will billow out and not hang properly.

Source: Oprah.com; mic.com

Asphalt pros and cons
Pros: less expensive to install, generally easier to repair, stream-lined appearance that matches street, dark surface hides most stains.
Cons: requires more maintenance, doesn’t handle high heat.

TIP 4: Seal-coat your driveway every one to three years.

TIP 5: Keep your driveway clean and free of damaging growths such as moss and lichen in-between re-sealings.

Asphalt pros and cons
Pros: less expensive to install, generally easier to repair, stream-lined appearance that matches street, dark surface hides most stains.
Cons: requires more maintenance, doesn’t handle high heat.

TIP 4: Seal-coat your driveway every one to three years.

TIP 5: Keep your driveway clean and free of damaging growths such as moss and lichen in-between re-sealings.

Asphalt pros and cons
Pros: less expensive to install, generally easier to repair, stream-lined appearance that matches street, dark surface hides most stains.
Cons: requires more maintenance, doesn’t handle high heat.

TIP 4: Seal-coat your driveway every one to three years.

TIP 5: Keep your driveway clean and free of damaging growths such as moss and lichen in-between re-sealings.

Asphalt pros and cons
Pros: less expensive to install, generally easier to repair, stream-lined appearance that matches street, dark surface hides most stains.
Cons: requires more maintenance, doesn’t handle high heat.
**Chores**
Continued from Page 10

**Gutters and downspouts:**
Pull leaves and debris from gutters and downspouts. Reattach gutters that have pulled away from the house. Run a hose on the roof and check for proper drainage. If leaks exist, dry the area and use caulk or epoxy to seal the leak.

**Siding:**
Clean siding with a pressure washer to keep mold from growing. Check all wood surfaces for weathering and paint failure. If wood is showing through, sand the immediate area and apply a primer coat before painting. If paint is peeling, scrape loose paint and sand smooth before painting.

**Exterior caulking:**
Inspect caulking and replace if deteriorating. Scrape out all of the eroding caulk and recaulk needed area.

**Window sills, doorsills and thresholds:**
Fill cracks, caulk edges, repaint or replace if necessary.

**Window and door screens:**
Clean screening and check for holes. If holes are bigger than a quarter, patch the holes or replace the screen. Save the bad screen to patch holes next year. Tighten or repair any loose or damaged frames and repaint. Replace broken, worn or missing hardware. Wind can ruin screens and frames if they are allowed to flap and move so make sure they are securely fastened. Tighten and lubricate door hinges and closers.

**Drain waste and vent system:**
Flush out system.

**Hot water heater:**
Lubricate circulating pump and motor.

**Evaporative air conditioner:**
Clean unit, check belt tension and adjust if needed. Replace cracked or worn belt.

**Heat pump:**
Lubricate blower motor.

**Foundation:**
Check foundation walls, floors, concrete and masonry for cracking, heaving or deterioration. If a significant number of bricks are losing their mortar, call a foundation professional. If you can slide a nickel into a crack in your concrete floor, slab or foundation call foundation repair professional immediately.

**Deck and porches:**
Check all decks, patios, porches, stairs, and railings for loose members and deterioration. Open decks and wood fences need to be treated every four to six years, depending on their exposure to sun and rain. If the stain doesn’t look like it should or water has turned some of the wood a dark gray, hire a deck professional to treat your deck and fence.

**Landscape:**
Cut back and trim all vegetation and overgrown bushes from structures, to protect siding and paint.

**Roof:**
Inspect roof surface flashing, eaves, and soffits. Clean thoroughly. Check flashings around all surface projections and sidewalls.

**Sprinklers:**
Check the lawn sprinkler system for leaky valves, exposed lines, and improperly working sprinkler heads. If there is an area of your yard that collects too much water or doesn’t get enough, run the sprinklers to figure out the problem. If it’s not possible to fix yourself, call a professional before your lawn needs the water.

Source: Homeadvisor.com
Make sure your A/C unit is ready for a sunny, hot Michigan summer

By Sally Rummel

Air conditioning is one of those “must-haves” during a hot, humid Michigan summer so you can beat the summer heat. But don’t wait until summer to make sure your air conditioning is in good running order. Spring is the best time to check its efficiency so your home is ready to keep its cool this summer.

Plus, take a tip or two from local experts who know the most efficient way to operate your A/C unit.

How often should I change my A/C’s air filter?

“The first thing you should do this season is put in a new air filter. Then change your air filter every three to four months, especially if you have pets. Get a high quality filter rated for allergens if you are very concerned about air quality in your home.”

WAYNE MACKLIN
Macklin Heating & Cooling owner

What temperature should my A/C unit be set at to work at peak efficiency?

“Keep your temperature steady day and night, to run your unit most efficiently. That way, the system won’t have to overwork trying to catch up to the lower desired temperature when you get home. About 74 degrees is a good place to start. It’s cool enough, because we’ve pulled the moisture out of the air. Anything more than a 15-degree drop from what the temperature is outside can be kind of a shock to a person’s system.”

DAN LAMB
D&T Heating & Cooling owner

What’s the most important thing people should know about their A/C unit?

“Most importantly, have a maintenance check or DIY, prior to the demand of the season. Maintenance will save you money over the long haul. Your HVAC system is in the top four purchases you make during your lifetime — from your home and car to your roof. If you maintain all those, they’ll last a long time.”

MIKE ANSON
Goyette Mechanical Co. service manager
Watch for these other remodeling trends of the new decade

By Sally Rummel

They always say “there’s nothing new under the sun,” but that’s certainly not true when it comes to remodeling trends for the new decade.

Watch for these new styles and trends for your kitchen and bath, just waiting for you to make an update on these two most important rooms in your home. These 2020 trends just might change the way you see your kitchen faucets and bathroom vanities forever.

Trend 1
Shiny metallic sinks are IN

It’s time to ditch the farmhouse-style sink look that has been popularized over the last decade with farmhouse-everything, and upgrade to a new or -

BRASS IS BACK (or so they say)

Watch for these other remodeling trends of the new decade

By Sally Rummel

They always say “there’s nothing new under the sun,” but that’s certainly not true when it comes to remodeling trends for the new decade.

Watch for these new styles and trends for your kitchen and bath, just waiting for you to make an update on these two most important rooms in your home. These 2020 trends just might change the way you see your kitchen faucets and bathroom vanities forever.

Trend 1
Shiny metallic sinks are IN

It’s time to ditch the farmhouse-style sink look that has been popularized over the last decade with farmhouse-everything, and upgrade to a new or -

Add a touch of brass to your decor.

Trend 2
Switch out your stainless

The time has come to embrace the newest generation of appliances and features with brushed metals in pewter or gold, or go bold with primary colors. See below …

Trend 3
Embrace colored appliances

From fridges to dishwashers, bright, bold, primary colors are making a huge comeback in kitchens. In fact, pastel shades are also becoming increasingly popular for fixtures and appliances, but blue, yellow, and red appliances are

See BRASS on 30
BRASS
Continued from Page 29
now seen everywhere. All three primary colors go well together, so break out your color wheel for a unique and attractive palette in your updated home.

Trend 4
Shelve your wall-mounted cabinets
Trendy homeowners are ditching their wall-mounted cabinets and basking in the emptiness of their suddenly liberated kitchens. With your cabinets off the walls, you’ll have tons of space to hang pictures or simply enjoy the expansiveness of your walls as they tower toward the ceiling. So where will you store all your plates, cups and saucers? See below …

Trend 5
Try metal shelving instead
In the absence of traditional kitchen cabinets, consider wall-mounted metal shelving instead. This type of exposed metal look is becoming increasingly popular in this new decade. Whether you install bare metal shelves or put up some lightweight metal shelves with glass cabinet doors, remember to match your alloy’s color with your kitchen’s other features and appliances. Consider this switch in your bathroom; you might want to remove those as well too.

Trend 6
Not dreaming of a white kitchen
Add a little color to your kitchen palette, instead of going “all white” as in kitchen designs of the past. Replace select white features and walls with different colors to distinguish your kitchen today. For example, replace your white tile backsplash with a more festive color and consider painting your lower cabinets and drawers royal blue or hunter green.

Trend 7
Slather it in gold
Brass and gold are the new standards of kitchen design. Incorporate as much of these elegant elements as you can in your new 2020 kitchen and bathroom, to elevate your home’s style and beauty.

SOURCE: Roomtorooms.com
Many home improvement television series showcase people deciding whether to improve upon their current homes to make them into the houses of their dreams or to put “for sale” signs in their lawns and move on to something new.

The question of whether to move or stay put depends on various factors. Such factors may include emotional attachment to a home, the current economic climate and the cost of real estate. Current data points to a greater propensity for people to invest and improve upon their current properties rather than trading up for something new.

According to experts, the percentage of homeowners moving up to their next home is the lowest in 25 years. Many are opting to make starter homes permanent by expanding them and repairing homes for the long haul.

The National Association of Realtors said that, between 1987 and 2008, home buyers stayed in their homes an average of six years before selling. Since 2010, however, NAR says the average expected length of time people will stay in their homes before selling is now 15 years.

Part of what’s fueling this permanency is that many home buyers were able to acquire rock-bottom mortgage interest rates shortly after the 2008 recession. As a result, they’re not inclined to walk away from those rates, even if doing so means getting more house. Also, a low inventory of available houses has stymied repeat buying for many people.

Those factors and others have led many homeowners to invest in renovations instead. The experts at Bankrate say realistic budgeting and comparing renovation project costs against mortgages and interests rates can further help individuals decide whether to remain in their current homes or move out. Very often a smarter layout and more efficient floor plan can make meaningful differences in spaces. Renovations and redesigns can make sense and often are less expensive and disruptive than moving.
## Locally Owned & Operated Since 1972

### It’s Spring... That Means Flooding... Be Prepared!

- Make sure the sump pump has a back up!
- Water & battery back up systems available.

### Spring is Here!

- Get ready with a new air conditioner

### Tankless Heaters

- Starting at $795.00
- 15 year warranty
- Natural or LP Gas

### Comfort-Aire®

### EORT – 40 Electric Water Heater

- $299.90

### Delta

- Large selection of shower heads in stock & on sale

### Mansfield™

### Toilet in a Box

- White only
- Round
- $69.99

### All in One Kitchen Sink Package

- Includes:
  - 1 stainless steel sink
  - 1 faucet
  - 1 utility pack
  - 2 strainers
- $399.99

### Kohler®

### The Bold Look of Kohler®

- Alder centerset bathroom faucet
  - *Chrome only*
- $49.99

### A.O. Smith

### Tankless Heaters

- Starting at $795.00
- 15 year warranty
- Natural or LP Gas

### Largest Commercial Selection In Stock

- Delivery and set in place pricing available - Call for more information

### Cavata Comfort Height Elongated Toilet

- Includes:
  - 1 slow close toilet seat
  - 1 wax ring
  - 2 bolts
- $249.99

### Vic Bond Sales

227 Industrial Way, Fenton
810-629-8168

Store Hours:
M-F 7am-5pm
Sat 8am-2pm

### Vic Bond Sales

Plumbing  Electrical  Heating
Cabinetry  Open to the Public

MUST MENTION THIS AD FOR SPECIAL PRICING EXPIRES 4/15/2020

### Website

www.vicbondsupply.com