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Spring has Sprung

May marks the official spring into summer. In Las Vegas, the weather is great, gardens are in bloom, and everybody is enjoying the outdoors. May is the final phase of the ideal temperatures to get outdoor chores done. Your backyard is the spot for a good cleanout, trim and general freshen-up. Synthetic grass is the biggest trend for yards in Las Vegas. As of 2023, county ordinances say no grass. You can

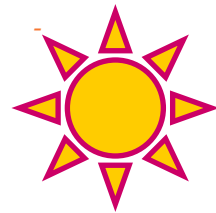
keep what you have, just not add any more natural grass. If you need to sell or rent your property, synthetic grass is a major value in your plan. Dogs have a negative opinion on synthetic grass. Consider an area with crushed granite (a fine texture) or other easily compacted fine material. It is easy to clean and keep tidy. It will not get muddy. Find ideas on YouTube or social media. It is an easy and inexpensive DIY project. It looks tidy. You can dress the area up with garden borders, shrubs, benches or whatever. If your dog does not mind the synthetic grass, it is great. The grass will pick up odors. There are products designed to clean and hose your synthetic grass to keep it fresh and sanitized. So go get your grubs on and get to it. Front yard, side yard, courtyard, patio, balcony or backyard, start someplace and end with a seasonal BBQ. Don't forget the sun protection!

"To plant a garden is to believe in tomorrow."

Audrey Hepburn

"A garden is never so good as it will be next year."

- Thomas Cooper.



Moving to a new rental?

Moving is a real pain in the neck. The rental market is not a friendly place. It is hard to find an agent to show you possibilities. Frauds are everywhere. Finding the documents required is frustrating. Getting an application in and approved is a whole assortment of problems. Most renters are under a time restraint which makes the entire process stressful. And pets, well there is another huge challenge.

There are lifetime renters. The reasons are endless and sensible.

Real Estate agents are necessary for your successful search and claim. Lessors pay only a small portion of the agent's fee. Be prepared to budget the agent's fee (the difference between what the lessor is paying and what your agent is charging). The cost is worth every cent. Plus, now you have a real estate agent you can call on for your next move or recommend to your friends. It is a powerful resource.



Are the days of gray over yet? I think so. Cool, light colors are still trending. Whiteish with a hint of a cool color. White is still the kitchen standard.

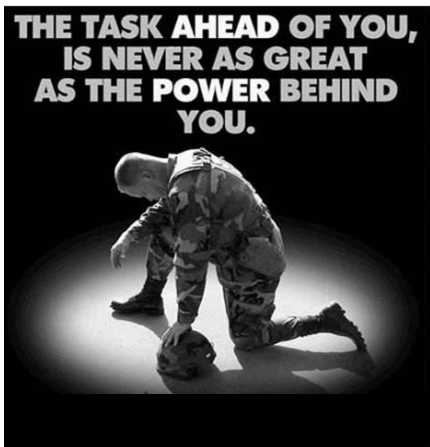
Paint color does not affect the value of your house. Certain tones do appeal to more potential buyers.

Painting cabinets or woodwork is a permanent change. If you paint cabinetry, consider painting them all the same color for continuity, including bathrooms.

In real estate, painted cabinetry is refurbished, not renovated. Renovating cabinets is replacing them with new. Remodeling is changing the placement or kitchen design – changing the model layout.



Whatever you choose, do it for yourself to enjoy. Change it back if you decide to sell it, or anytime you need a fresh change. It is your home, enjoy it.



Are You Ready to List and Sell?

Listing is a big decision. There are a multitude of moving parts. Start by finding the right Real Estate Agent. From there, you have the makings of the team it takes to make it stress-free and successful. No need to study the market or figure it all out on your own.

Selling on your own is the same as defending yourself in a murder trial or conducting your own organ transplant in a hospital. Realtors® are licensed professionals with the skills required to protect your bottom line. You do not need to interview a bunch of agents. Find one who you trust. Find an agent who is in the game for you.

You can begin with me. I am not embarrassed to claim that I am a helicopter agent, without the soccer-mom pants. I am a good human-listener and a hand holder. Let's talk.

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