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Between FRIENDS

Putting Great People Together With Great Homes!

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Buying or selling a home should feel exciting, not exhausting. Let me help guide you home.



Thinking of moving? If you decide to sell your home, be sure to purchase a home warranty to attract more potential buyers and provide essential budget protection for you—the homeowner—during the listing period. At the close of sale, coverage will seamlessly transition to the buyer, allowing them to protect their budget with confidence!



No home sale transaction is complete without the additional peace of mind provided by a home warranty.

Learn more!



The highest compliment I can receive is your referral. If you know someone buying or selling a home, I'd be honored to help.



Health & Safety

Flu Season Preparedness

As flu season approaches, a little preparation can go a long way in protecting yourself and your household. Incorporating healthy habits now can help reduce the risk of illness and support a quicker recovery if you do get sick.

Support your immune system. Prioritize quality sleep, drink plenty of water, and make regular movement part of your daily routine. Enjoy foods rich in vitamin C, zinc, and antioxidants, such as oranges, leafy green vegetables, berries, and nuts, to support overall wellness and boost immune function.

Stock up on wellness essentials. If you do start experiencing flu-like symptoms, the last thing you feel like doing is running to the pharmacy to buy essentials. Keep basic items on hand, such as tissues, fever reducers, and a thermometer. If you take daily supplements as part of your wellness routine, make sure you're stocked up before cold and flu season peaks.

Consider vaccination. The flu vaccine is one of the most effective ways to reduce the risk of serious flu-related illnesses. Each year, the flu vaccine is updated to target the most common circulating strains. Talk with your healthcare provider about what's best for you and your family.



Helpful Hints

Halloween Safety Tips for Kids and Pets

It's time for some spooky fun! Before heading out to celebrate or collect candy, keep these tips in mind for the whole family:

Be street-smart. Stay visible and choose costumes that fit properly to prevent trips and falls. Add reflective tape or glow sticks so children are easy to spot after dark. Use sidewalks and remind young trick-or-treaters to cross streets only at designated intersections.

Inspect treats. Wait until the kids get home to check out the candy and treats. Throw out any unwrapped or damaged candy. Carefully read labels to identify ingredients that could cause an allergic reaction.

Protect pets. Keep furry friends in a quiet, non-stimulating environment away from the front door. Strangers in unfamiliar costumes can stress pets. If the weather permits, consider handing out candy on the front porch to eliminate constant knocking and doorbell rings that cause animals anxiety.



Savor the Flavor

Minestrone Soup

Ingredients

2 Tbsp. olive oil
1 lb. white onions, diced
1 lb. carrots, diced
1 lb. celery, chopped
2 garlic cloves, minced
2 qt. vegetable broth
1 lb. red potatoes, diced
2 tsp. kosher salt
½ tsp. black pepper
1 oz. parmesan cheese rind
2 c. spinach leaves
32 oz. canned navy beans with juice
1 c. Arborio rice

Heat the olive oil in a large pot over medium heat, then add the onions, carrots, and celery. Cook until the vegetables are fork-tender. Next, add the garlic and cook with the vegetables for 1 minute.

Pour in the vegetable broth, red potatoes, cheese rind, salt, and pepper, and bring it to a boil. Reduce the heat and simmer for 45 minutes. Then stir in the spinach, navy beans, and Arborio rice. Cover and cook for an additional 20 minutes until the rice is tender.

Add more salt and pepper to taste. Serve in warm bowls with crusty bread; store leftovers in the refrigerator for up to one week.



Adapted from chefshannon.com



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Household Tips:

Property Taxes Explained: What Homeowners Need to Know

Property taxes are part of homeownership and support thriving communities with schools, emergency services, and infrastructure. Many homeowners may not know how these taxes are calculated or why they change from year to year. Understanding the basics can help you plan ahead and avoid surprises.

How property taxes are calculated. Your property tax bill is based on your home's assessed value and the local tax rate, also sometimes called a millage rate. Local governments determine a property's taxable value and then apply the tax rate.

Why tax bills may increase. Factors like reassessments, renovations, or tax rate increases can affect tax amounts. Shifting neighborhood values or voter-approved funding measures can also influence the amount owed each year.

How to potentially lower the bill. Depending on the location, homeowners may qualify for exemptions like a homestead or senior discount. If a homeowner believes their assessment is inaccurate, they may have the right to appeal. Review the annual assessment notice to double-check for accuracy.

