



## Earth Day

Earth Day, celebrated annually on April 22nd, marks a pivotal moment in environmental activism and awareness. Its origins trace back to 1970 when millions of Americans took to the streets to protest environmental degradation.

This grassroots movement, fueled by concerns about pollution, loss of biodiversity, and the impacts of industrialization, led to the establishment of Earth Day as a global event.



The first Earth Day saw widespread demonstrations, clean-up campaigns, and calls for legislative action. It catalyzed significant environmental policy changes, including the creation of the United States Environmental Protection Agency and the passage of key environmental laws such as the Clean Air Act and the Endangered Species Act.

Today, the mission of Earth Day has expanded to address a wide range of pressing issues, including climate change, plastic pollution, deforestation, and the transition to renewable energy.

In recent years, focusing on mobilizing communities, businesses, and governments to take meaningful action to address these challenges.

## Chocolate Avocado Mousse

In celebration of Earth Day, I thought I might bring a slightly healthier recipe to you that doesn't disappoint! This vegan, chocolate avocado mousse is right yet flavorful and with a silky texture that will leave you wanting more. Don't knock it until you've tried it!

- Flesh of 2 ripe avocados (240 g)
- 1/4 C cocoa powder
- 1/4 C melted dark chocolate chips
- 3 - 4 T milk of choice
- 1/2 tsp vanilla extract
- 1/8 tsp salt
- Sweetener of choice, to taste

### Method:

Combine the ingredients into a food processor or blender and blend until completely smooth.

I like agave or maple syrup for the sweetener - use about 1/4 c.

To make this a bit healthier, you can swap the melted dark chocolate for dutch cocoa powder. This will be a bit less rich, but will be lower in sugar and fat for a healthier alternative.



In Escrow | Offered at \$1,999,900



Sold | \$1,065,000 (Rep Buyer)



Sold | \$3,435,000 (Rep Buyer)

Recent Activity — Listed: 2 — Sold: 3 — In Escrow: 3 — Coming Soon: 4-

## How to Sell Your Stuff Smarter

Have you started to do your spring cleaning? Need to get rid of some clutter but don't want to add to the landfill? Here are some tips to host the best yard sale you can.

**Timing is Crucial:** Friday or Sunday is your best bet—on Friday, you'll pick up plenty of early birds and retirees, and Sunday is when most families are free. (7:00 a.m.-3:00 p.m.).

**Everything Has its Place:** None of your items should be on the ground—they won't get sold! Everything should be on a table or hanging on a rack, preferably at eye level, so shoppers have a clear view. You can group items by price or condition, and categorize them for easy searching.

**Marketing is Magic:** Pay attention to local signage laws, and place information about your sale wherever you can get the most eyes. You can even take out an ad online or in the local paper. Be sure to include points about the best items you're selling to draw in even more potential shoppers.

**Recruit the Neighbors:** If you can get your neighbors in on the action, your sale is guaranteed to pick up a lot more visitors. For some shoppers, it's only worth it to make the trip if they'll have multiple sales to peruse, so, if you can, think bigger with your sale.



## Local Activities and Events

- Now - May 3: LA Sanitation Non-Perishable Food Drive
- April 17: Electric Vehicle Car Show at CSUN
- April 20: Giant Used Book Sale - Chatsworth
- April 10: Encino Food and Wine Festival
- April 20 - 21: LA Times Festival of Books
- April 20 - 27: Gloria Molina Grand Park's Easy Mornings
- April 25 - 26: SFS Art Fest Arti-Con
- May 1 - 4: International Beverly Hills Film Festival
- May 11: Free Bulky Item Drop Off Event

*Oh by the way... We're never too busy for your referrals*



FJR  
& ASSOCIATES  
REALTOR®

info@FJRassociates.com

818.253.1120

Kathleen Finnegan | DRE# 01193021

Marcel Jany | DRE# 02057294

Jimmy Rashid | DRE# 02130355



SCAN FOR INFO

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# FJR & ASSOCIATES UPDATE



Love our interest rate, but this house doesn't fit our needs anymore."

Many people worry about finding their next home, or the rates remaining high. But there's a price to waiting. This might be the best time to get top dollar for your home.

## The Price **Sellers** Pay for Waiting

- More competition — a projected 13% increase in sellers in 2024.
- More competition from new construction — new home sales are projected to keep rising.
- More risk for expensive repairs that can wipe out savings.



### Impact of waiting for lower rates

	BUY NOW	BUY LATER
PRICE	\$400,000	\$420,000
RATE	7%	6%
20% DOWN	\$80,000	\$84,000
MORTGAGE	\$2,129 /mo	\$2,014 /mo

## The Price **Buyers** Pay for Waiting

- 40% of potential buyers said they won't wait for rates to drop — that's more competition for the home you want.
- Average renters pay 32% of their income towards rent — all while losing out on building equity.
- Median home price is expected to rise in 2024.

### Good news!

As rates continue to normalize, and more new homes are being built, buyers and sellers will be on the move. But don't try to time the market. Get your house in order (actual or financial) to get ahead of the crowd.

# Taking Care of Our Most Valuable Asset

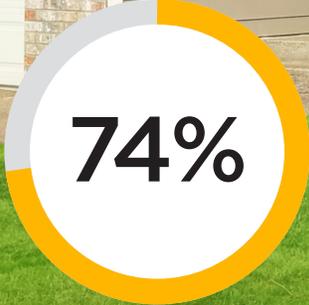
A pristine house (and yard) helps it sell for more money. It also helps reduce stress, overwhelm and even neighborly disputes.

## Boost your curb appeal

- Tidy your landscaping (lawn, hedges, trees, etc.)
- Pressure wash the exterior
- Maintain lighting, windows, shutters, doors and trim

## Don't forget the inside

- Fix the squeaky doors, broken cabinet handles, etc.
- Do a deep clean
- Check and clean HVAC systems

A circular infographic with a yellow border and a white center. The number '74%' is displayed in a large, bold, black font. The top portion of the circle is filled with a light gray color, representing 74% of the total.

of people say owning a home is the most important factor in achieving the American Dream.

A circular infographic with a yellow border and a white center. The number '94%' is displayed in a large, bold, black font. The top portion of the circle is filled with a light gray color, representing 94% of the total.

say it's important to have neighbors who maintain their curb appeal.

If you or someone you know is considering a move, feel free to contact me with any questions. I'm here to offer clear, concise information you can trust. I also belong to a network of top real estate professionals, and I can connect you to one wherever you're looking to go.