



Suzanne Pelkey

REALTOR, CRS

01512847

Coldwell Banker Realty

8305 Prunedale North Road, #117

SALINAS, CA 93907

Phone: 831-206-3359

Fax: 831-626-2220

suzanne.pelkey@cbnorcal.com

SuzannePelkey.com

Yes, You Can Create Beautiful Winter Curb Appeal

by *homewarranty.com*

From the driveway to the landscaping, the winter months can be tough on our houses. A property that looks too well-worn on the outside does not give a great first impression to prospective home buyers. Here are a few tips to encourage potential buyers to want to see past your front door.

The Driveway

Keep your driveway clear of ice, snow, fallen tree branches, leaves, and other winter debris. Remove out-of-season lawn care equipment such as mowers, unused vehicles, and toys. This extends to your sidewalks and pathways as well.

The Front Yard

We get it. Your grass is probably not looking its best, but you can still achieve a beautiful front lawn. If you're living in a warmer climate, keep the bushes pruned and your lawn trimmed. Make sure your yard is regularly raked. Experts suggest using colored mulch to spruce up flower beds around your front yard.

Decorate

Winter is a great time to decorate the front of your home to create a warm and welcoming atmosphere. Embrace the holiday season with

wreaths, garlands, or potted evergreen plants. Artificial evergreen plants or shrubs are also an option. Just remember to keep it simple.

The Front Porch

Fair or not, a front porch really does set the stage for what's to follow indoors, so make it a welcoming place. Take a closer look at your front door. Does it need a new coat of paint? Or perhaps it needs to be replaced. Upgrade your address numbers if need be. A new mailbox, doorbell, and doormat are all options and appeal to potential buyers all year long.

Add Lighting

Outdoor lighting is often overlooked but can create quite a lovely impact on the front of your home. Install lighting along walkways. It's not only beautiful but practical as well. Depending on the size of your front porch, consider a hanging pendant light or even a chandelier above your front door. If space doesn't permit, try boxed lanterns or outdoor sconces on either side of the front door. Outdoor lighting creates an instant, welcoming ambiance to any home.

Remember, winter curb appeal is about adding simple and personal touches that reflect the season. Create an inviting atmosphere that will leave a great impression on homebuyers as well as neighbors.

December Calendar

December 7 - Pearl Harbor Day

December 7 - Hanukkah Begins

December 21 - First Day of Winter

December 25 - Christmas Day

December 31 - New Year's Eve

Homeowner Tips



Secure Heavy Items in Your Home

If you have young children or grandchildren in your home, use childproofing straps to prevent appliance doors and furniture drawers and doors from being opened by young children to further reduce the risk of a tip-over. Place heaviest items in the bottom drawer or shelf to prevent the risk of the furniture tipping.

How to Choose the Perfect Exterior Door

According to the Department of Energy (energy.gov), replacing older doors in your home might result in lower heating and cooling costs.

When selecting doors for energy efficiency, it's important to first consider their energy performance ratings in relation to the local climate and your home's design. This will help narrow your selection. Look for the ENERGY STAR label to help identify energy-efficient products for your climate.

The National Fenestration Rating Council (NFRC) label helps you compare energy performance ratings of doors. The label shows

the solar heat gain coefficient (SHGC) and U-factor for the door. Learn more about the NFRC label.

Look for a low SHGC in a climate that mainly requires cooling and a high SHGC in a climate that requires heating. The range is from 0 to 1. SHGC measures how well a product keeps out solar heat.

Look for a low U-factor. The lower the U-factor, the better the door keeps in heat.

To read the full article, visit energy.gov/energysaver/doors.



This is not intended as a solicitation if your property is currently listed with another agent. These materials contain information and articles obtained from third parties. FNHW does not endorse the recommendations of any third party nor guarantee the information provided is complete or correct.

Gorgonzola Baked Polenta

Ingredients

Kosher salt and freshly ground black pepper
2 c. coarse polenta
1 c. whole milk
1 oz. Parmesan, grated (about 1/2 cup)
4 oz. Gorgonzola dolce, broken into 1/2-inch pieces
4 oz. Fontina, cut into 1/2-inch pieces

Directions

In a large pot, bring 5 cups lightly salted water to a boil. Add polenta, and whisk to combine. Lower heat to the lowest setting and cook, stirring often, until all the water has absorbed and the polenta is very thick, 7 to 10 minutes. Stir in milk

and cook, stirring often, until thick, 5 to 10 minutes. Stir in Parmesan and season with pepper.

Transfer to a 1.5- to 2-quart baking or gratin dish and smooth top. Cool until cool enough to stick a finger into, then scatter the Gorgonzola and Fontina pieces over top. Press cheese into the polenta with your fingers. Cover and chill for at least 4 hours and up to 2 days.

Remove polenta from fridge and let sit at room temperature while oven is heating. Preheat oven to 400°F with rack in the top position. Bake, uncovered, until bubbling and golden brown, 20 to 30 minutes. Let sit 10 minutes before serving



Photo and recipe courtesy of: countryliving.com