



HOMeward BOUND

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Get Your Home Ready for the Thanksgiving Gathering

I love everything about Thanksgiving. The food, the festivity, the time with family – it’s a wonderful time of year. And because so many missed out on their traditional celebrations last year, many are looking forward to it this year even more.

But there are a few things that can still cloud the occasion.

The good news is, you can do something about them before Thanksgiving gets here so you can ensure your holiday doesn’t get interrupted by problems with your house.

Here are 7 quick home maintenance tips to knock out before Thanksgiving this year.

1. Clean Your Roof and Gutters

If you do any family photos outside your home, it would be best to not have moss or leaves all over your roof or overflowing from your gutters. Not to mention the potential long-term damage from the moisture that hangs around if you don’t deal with these issues.

Protect your roof by removing moss and leaves. Protect your foundation and siding by making sure your gutters are flowing properly and directing water away from the structure.

(continued inside left)

Why Graduating Kindergarten is a BIG Deal for Childhaven Kids

Kindergarten is underway, and once again, Childhaven has sent another group of kids from our program into local schools, hoping to see them grow, learn, and do well both socially and academically.



PHOTO BY SIGMUND ON UNSPLASH

The kids they send to kindergarten might not seem that different to teachers or the other kids, but the journey Childhaven’s kids took to reach that point bears little resemblance to a ‘normal’ childhood.

Childhaven’s entire program for young kids works on this one goal: To prepare children to enter kindergarten ready to learn. School success requires much more than just reading, writing, and math. It also requires the ability to focus on tasks, pay attention, and form healthy relationships with peers and adults.

(continued inside right)

Get Your Home Ready for the Thanksgiving Gathering (continued from front)

2. Rake the Leaves

Just like the leaves and moss on the roof, if you have piles of leaves and debris all over your yard, you'll be making pests and microscopic creepies like mold and bacteria very happy. But that won't do your yard any favors. Plus, leaf piles make great homes for weed seeds to hunker down for the winter.

If you clear your yard before your relatives arrive, kids and pets will have a clean place to play outside. You'll also make a good first impression on relatives who haven't seen your place in a while. And again, those family photos will look great.

3. Prune the Trees

Protect your siding and roof by clipping branches that are rubbing against it or dripping water all over it. This is the best time of year to do that, while plants aren't growing as much heading into winter.

4. Clean Your Furnace & Ducts

Anyone visiting for the holidays will look forward to a nice cozy home. But if your furnace has to work too hard to heat up your house, you'll be wasting energy needlessly. And a new furnace filter and clean ducts will improve the indoor air quality too.

5. Tend Your Fireplace

If you have a wood-burning fireplace, get your chimney inspected and possibly cleaned. Waiting too long to do this actually increase the risk of a fire. If you have a gas fireplace, regular cleanings help prevent problems from developing and extend the life of the components.

Plus, if you haven't used the gas fireplace since last winter, you want to make sure it's working properly – before all the relatives arrive.



PHOTO BY RUSLAN SHCHEGOLIKHIN ON UNSPLASH

6. Change Batteries

Make sure your visiting relatives will be safe in your home. Change the batteries in your smoke alarms and carbon monoxide detectors.

7. Seal Cracks and Stay Warmer

Lastly, you don't want visiting relatives to start asking if anyone else "feels a draft." If your windows and doors have any cracks around the edges letting cold air in, you can bet someone will mention it. Plus, it makes your furnace work harder, wasting energy.

How to find out if you have a drafty doors and windows?

Light a candle or incense and hold it near each window and door. If the smoke blows in a certain direction, or if the flame flickers, you will know air is coming in from somewhere. This will work even better if you try it on the next windy day.

Your business and referrals help the kids at Childhaven

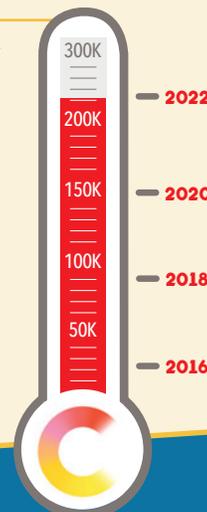
Through all of COVID-19 the Childhaven staff continues to care for every child, delivering counseling, developmental therapy, wrap-around supports, home learning, meals, family meetings, and much more.

Every referral you send our way helps the kids at Childhaven, because we donate a substantial portion of our income from every home sale to this amazing organization. If you know anyone considering buying or selling, you have three options:

1. Send an email with your referral's name, phone and email to refer@weisbarth.com
2. Call me direct or pass on my number – **206.779.9808**
3. Go to our website at [Weisbarth.com/referrals](https://www.weisbarth.com/referrals)

Our donations to date for Childhaven!

A portion of every sale from Weisbarth & Associates is given to Childhaven and in the past 5 years we have donated over **\$225,000** to Childhaven.



DORON WEISBARTH
Designated Broker/ Owner

206.779.9808
Doron@weisbarth.com
[Weisbarth.com](https://www.weisbarth.com)

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How Long Can Home Sales Keep Going Up?

(continued from back)

In fact, housing inventory has been below a one-month supply since July 2020.

As this graph shows, prices in Seattle have risen 68.8% in the last five years – well above the national increase.

Five years of Seattle home price growth

Seattle-area home prices have been climbing sharply for years, outpacing national price growth. This measure includes areas of King, Snohomish and Pierce counties.



So how long can this last? It's hard to say, really. With persistent high demand and low supply, it's hard to see what is going to slow price increases down in our area.

If you want to sell, or if you know someone who does, right now in this market you can expect to sell fast, and sell for top dollar. Please refer anyone you know to us, and tell them about our Seller Guarantee – that we will sell their house for at least the asking price, or we will pay them the difference.

Why Graduating Kindergarten is a BIG Deal for Childhaven Kids

(continued from front)

School readiness is one of the root issues facing our community, and that's why it's at the core of their work. The 'endgame' of Childhaven is the beginning of kindergarten. When most other kids are just getting started, the Childhaven kids have already accomplished so much, and overcome many challenges that stood in their way, often from the day they were born.

Only kids who feel safe and cared for will develop the behavioral, social, and emotional capabilities to enter school ready to learn. That's the only way to help abused, at-risk, and neglected kids form healthy relationships and have a good chance to do well in school.

Childhaven has a measurable outcome they seek for all their kids. And that is:

Children will develop and/or strengthen their coping abilities.

This means three things:

- 1) They can positively engage with others
- 2) They exhibit increased emotional stability
- 3) They show no acting-out behaviors

Childhaven seeks a 100% success rate for the kids in their Therapeutic Child Care program on this metric by the time they are able to exit it at age 3. And some years, they achieve that level of complete success.

When the kids from their program graduate kindergarten, it IS a moment of great celebration for the Childhaven staff, because they know how far each child had to go to reach that moment.

We support Childhaven and donate a portion of the proceeds from every home we sell, because we want to see all children enter kindergarten ready to learn and form healthy relationships – regardless of what has happened in their lives before.



Doron Weisbarth



Michelle Shafagh



Chris Masseth



Debbie Sipes



Blake Cisneros



Dominic Wood



Steve Thompson



Laura Villar

The 2021 Weisbarth Team

We're looking for a few good people to join our team. Know any top candidates? Call me at 206-779-9808.

DORON WEISBARTH
Designated Broker/Owner



"Your Home Sold for at Least 100% of Asking Price or I'll Pay You the Difference!"

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More Than Just Real Estate News

"Your Home Sold for at Least 100% of Asking Price or I'll Pay You the Difference!"

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Designated Broker/Owner



Also In This Issue:

- > Why Graduating Kindergarten Is a BIG Deal for These Kids
- > How Do You Want to Spend Your Thanksgiving?
- > How Long Can Home Sales Keep Going Up?
- > Your Referrals Help Kids In Need

AS SEEN AND HEARD ON:

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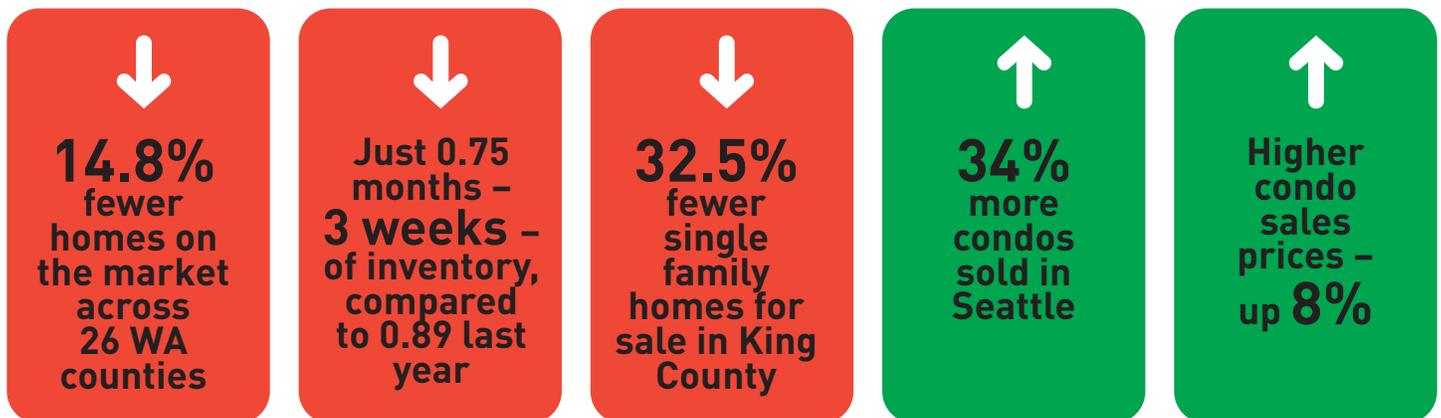
If your home is already listed, this is not intended as a solicitation

How Long Can Home Sales Keep Going Up?

At some point, you would think these prices would have to plateau. But for over a year, they haven't. Yes, that included last winter – the time when most people believe housing markets slow down.

Pent up demand, ongoing flux in jobs and lifestyle, rock bottom interest rates and persistent low inventory continue to drive up prices and keep home sales moving at a brisk pace.

Compared to last year at this time, there are:



(continued inside right)

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