



# HOMeward BOUND

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## 6 Quick Holiday Home Maintenance Tips

The 2021 holiday season is here, and for most of us, we’d sure like it to be better than last year’s. Many people will be hosting a holiday gathering for the first time in at least two years.

And the last thing you want is for something to go wrong with your house and take away from the joy of the occasion.

Here are 6 quick home maintenance tips to make sure your holiday guests have the best possible time.

### 1. Ensure Your Appliances Are Working

In particular, pay attention to your dishwasher and your refrigerator. You’ll have a lot of food, a lot of leftovers, and a lot of dirty dishes.

For the dishwasher, clean out the filter. Remove it from its place and run hot water through it to clean out all the gunk. If it’s extra dirty, scrub it with an old toothbrush too.

For the fridge, you want things kept as cold as possible, and with no condensation in the fridge or frost in the freezer. These are usually caused by a dirty condenser. Pull out your fridge and look for a removable door in the back. Inside there should be a coil. If it’s covered in dust and other debris, then it’s having to work harder than it should.

(continued inside right)

## Helping First Time Parents Create a Different Home

Many of the parents who bring their children to Childhaven didn’t have an ideal home environment when they were kids. They often didn’t have a parent who nurtured them consistently and was tuned in to their needs, wants, emotions, and thoughts.



Photo by Jonathan Borba on Unsplash

But now that they’ve become parents, they want something better for their kids.

The Healthy Starts program works with first time parents to help them create the kind of home environment they want for their kids – a loving, positive, stable, and safe place to grow up and learn.

In this program, parents learn the milestones of childhood development, using the Parents as Teachers (PAT) curriculum. It includes home visits from a Family Support Specialist, and connects them with resources and group activities. They learn new ways

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# HAPPY HOLIDAYS!

May your Holiday be filled with love and light and may the New Year bring health, happiness and abundance to you and yours.  
From all of us at Weisbarth & Associates.



Doron Weisbarth



Michelle Shafagh



Blake Cisneros



Steve Thompson



Dominic Wood



Chris Masseth



Laura Villar



Debbie Sipes

## Winter... The Best Time to Sell Your Home? Better Believe It!

(continued from front)

remains strong. In fact, we usually see a spike in new buyers hit the market right after the first of the year. So new listings tend to get a lot more attention from those buyers.

The point is that during winter months sellers will generally have a lot less competition. If you have a great home in a good location, etc., you can pretty much sell your home any time of the year. However, if you have a home that has some issues, winter is actually a better time, because of the smaller pool of competitors and the larger pool of buyers.

Now, let me be very clear about something. Any home can sell any time of the year, truly. What we're discussing here are ways to optimize the home sales results. Meaning, how to sell faster and for more money and with less hassle. When the supply is smaller and the demand is higher, you can see how this makes for a great recipe for success.

### Please Send Us Your Referrals!

If you or someone you know is looking to sell or buy a home, we'd love to help! Please send us your referrals and we'll take great care of them and guarantee their success and happiness. And remember that your business and referrals help the kids at Childhaven.

Here's how to send us referrals:

- 1) Email me at [refer@weisbarth.com](mailto:refer@weisbarth.com) with your friend's contact info
- 2) Call me directly, or pass my number on to them – **206.779.9808**
- 3) Go to our website at [Weisbarth.com/refer](http://Weisbarth.com/refer)

## Helping First Time Parents Create a Different Home

(continued from front)

of communication and discipline. They watch our team demonstrate appropriate parenting behavior, and then roleplay these strategies with their kids.

When parents learn how to empathize with their children, they will be able to anticipate their needs and desires by identifying the subtle cues.

Helping kids overcome childhood trauma is hard, especially when their parents haven't had good parenting examples in their own lives. Healthy Starts works to empower and equip first time parents so they can love their kids and raise them well.

I believe so strongly in helping every child have a bright future, no matter what they've been through. And sometimes that includes helping their parents.

That's why we donate a portion of the profits from every home we sell to Childhaven.

Please help us support the amazingly dedicated people at Childhaven.



## 6 Quick Holiday Home Maintenance Tips (continued from back)

You can clean the coil using a vacuum or perhaps just a dust cloth. For your safety, be sure to unplug the fridge first.

### 2. Clean Hood Vent Filter

Keeping your hood and its filters clean helps keep moisture and strong odors out of your kitchen. To clean the hood, use a mild detergent, or perhaps a spray degreaser. Most hoods have removal filters that can be cleaned more thoroughly. If necessary soak the filter in a strong degreaser overnight and then use a strong brush. Don't put it back until it's completely dry. Avoid the grease from going down the drain as it can clog the pipes and cause even bigger problems.

### 3. Replace Your HVAC Filter

Noticing a trend here? Filters get dirty. And when they do, your appliances and systems have to work harder. That wears them out faster and wastes your money.

Guests appreciate a home that heats up quickly and stays that way. If you haven't replaced your filter in a while, now is a good time.

### 4. Clean the Garbage Disposal

To remove any debris that might be caught under the blades, a good trick is to drop in a few ice cubes and turn on the disposal. This will loosen any scraps that have stuck around for too long. To remove odors, put in a few lemon or orange peels and grind them up.

### 5. Fix Your Lighting

Replace any bulbs that have burnt out. They might not bother you, but with a room full of guests, maximum lighting is



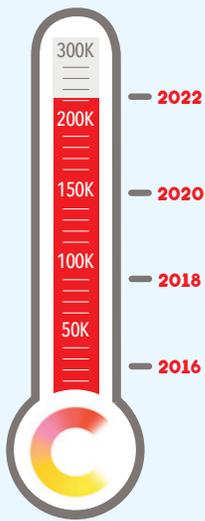
Photo by Naomi Hébert on Unsplash

important. Also, if you have different types of bulbs in a lighting fixture that features multiple lights, consider upgrading all of them to the same type of bulb – preferably one of the new LED bulbs. I personally prefer the 'warm white' bulbs, rather than the 'cool white' ones.

### 6. Oil Your Wood Furniture

Holiday gatherings often mean lots of mugs filled with cider or hot chocolate. And mugs get left everywhere. Protect your wood furniture by giving them a fresh coat of wax or oil. The best approach is to use an oil brand that is specifically formulated for wood surfaces. Be sure to follow the instructions.

## 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 them.

**DORON WEISBARTH**  
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Like and follow us on:



**WEISBARTH**  
& ASSOCIATES  
YOUR HOME SOLD, GUARANTEED!

## 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](mailto: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)

**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!"

**DORON WEISBARTH**

Designated Broker/Owner



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## Winter... The Best Time to Sell Your Home? Better Believe It!

King County SFH



Many people mistakenly believe that spring and summer are the best time to buy or sell a home. But really, those are just the times when more people are trying to buy and sell.

Take a look at the graph, charting nearly 6 years of the monthly number of new listings (blue line) and monthly number of pending sales (orange line).

**More new listings than home sales in summer. More home sales than new listings in winter.**

Far more homes go up for sale in the spring and summer than in the winter. But in the winter, as you can see in the chart, the reverse happens - you see more home sales than new listings. Winter months have the fewest number of new listings and homes for sale in general, while the number of buyers

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