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Real Estate News

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How to Sell High: How to Set Your Asking Price When Selling Your Home

Eastside – When you decide to sell your home, setting your asking price is one of the most important decisions you will ever make. Depending on how a buyer is made aware of your home, price is often the first thing he or she sees, and many homes are discarded by prospective buyers as not being in the appropriate price range before they’re even given a chance of showing.

Your asking price is often your home’s “first impression”, and if you want to realize the most money you can for your home, it’s imperative that you make a good first impression.

This is not as easy as it sounds, and pricing strategy should not be taken lightly. Pricing too high can be as costly to a homeseller as pricing too low. Taking a look at what homes in your neighborhood have sold for is only a small part of the process, and on it’s own is not nearly enough to help you make the best decision. A recently study, which compiles 10 years of industry research, has resulted in a new special report entitled “Homesellers: How to Get the Price You Want (and Need)”. This report will help you understand pricing strategy from three different angles. When taken together, this information will help you price your home to not only sell, but sell for the price you want.

To hear a brief recorded message about how to order your FREE copy of this report call toll-free 1-800-231-3659 and enter 8016. You can call any time, 24 hours a day, 7 days a week.

Get your free special report NOW to learn how to price your home to your maximum financial advantage. ■

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Home buyers are sprinting, but sellers are stalling which could cost thousands

KIRKLAND, Washington (June 4, 2015) – Home buyers are in “full sprint” mode while sellers are stalling, according to brokers from Northwest Multiple Listing Service. As a result, MLS members are juggling severe inventory shortages and multiple offers in many Seattle neighborhoods and beyond.

MLS figures for May show double-digit drops in inventory compared to a year ago and double-digit gains in both sales and prices. Commenting on the numbers, Northwest MLS director Dick Beeson said “The crush between the lack of inventory and desperate buyers may soon generate the next TV reality show! The stressed market is exhausting everyone in its path, with no relief in sight.”

Last month’s volume of 11,425 pending sales across the 23 counties in the latest report nearly matched the number of new listings added to the database (11,862). At month end, the total number of active listings stood at 19,515, a drop of more than 18 percent from a year ago when members reported 23,917 active listings. Only two counties (Douglas and Ferry) reported year-over-year gains in inventory.

George Moorhead, another director with Northwest MLS, said multiple offers are commonplace for well-priced homes in desirable areas. “We are definitely feeling the squeeze on inventory levels with sellers holding off until they can find a home,” commented Moorhead, the designated broker and owner at Bentley Properties.

MLS figures for May show supply has dwindled to about 1.2 months in King County and 1.6 months in Snohomish County. Several neighborhoods near Seattle’s job centers have less than a month of supply.

For the MLS service area overall, there is about 2.4 months of supply – well below the 4-to-6 month figure used by many industry watchers as an indicator of a balanced market. About half the counties reported less than four months of supply.

Beeson, the principal managing broker at RE/MAX Professionals in Tacoma, noted supply in Pierce County has slipped to record lows, at just over 2 months. For sellers, there may be little solace. When they decide to sell they’ll need a replacement home “which may or may not be there,” he explained.

Pending sales jumped more than 10

percent in May compared to the same month a year ago, rising from 10,373 mutually accepted offers to 11,425. Last month’s pendings rose slightly from April’s total of 11,384. For the Central Puget Sound region encompassing King, Kitsap, Pierce and Snohomish counties, the MLS recorded 8,620 pending sales – the highest total for the month of May in at least 15 years.

J. Lennox Scott, chairman and CEO of John L. Scott, Inc. called 2015 “the best start ever for sales activity.”

Citing



MLS figures, he noted cumulative pending home sales in the four-county Puget Sound area for the first five months of the year are outpacing the previous record year of 2005. “This time,” he emphasized, “the housing market is built on a strong foundation of qualified buyers.”

“This is a supply-demand-distance type of market,” said Frank Wilson, branch managing broker at John L. Scott in Poulsbo. “They have run out of inventory in the Seattle market so now it’s just a matter of how far a buyer needs to drive to find a home that is available and affordable. Kitsap is seeing that demand increase with a bit of a lag as the market rolls from east to west into Kitsap and beyond,” said Wilson, another director on the Northwest MLS board.

With demand exceeding supply, prices continue to climb. MLS statistics show an area-wide year-over-year gain of more than 11 percent. The median price for last month’s 8,229 closed sales, including single family

homes and condominiums, was \$317,000. That compares to the year-ago median sales price of \$285,000 for the 7,187 completed transactions.

In King County, the median sales price for single family homes and condos (combined) was \$434,000, an increase of 9 percent from twelve months ago when brokers reported a median sales price of \$398,000. Prices on single family homes (excluding condos) that sold in King County jumped to \$480,942, about the same as April (\$480,000), but up nearly 8.8 percent from the year ago figure of \$442,250.

“Locally, home prices are continuing to rise at a steady pace, and they continue to outpace both inflation and wage gains,” observed Mike Gain, CEO/president at Berkshire Hathaway HomeServices Northwest. Pent-up demand is pushing inventory lower, he notes. Gain believes the supply challenges could be alleviated if more sellers put their home on the market. “Sellers may never see a better time to be a seller,” commented Gain, a former chairman of the Northwest MLS board.

OB Jacobi, president of Windermere Real Estate, echoed comments about the supply. “We’re still in desperate need of inventory. The irony is that there are plenty of people who want to sell, but won’t put their home on the market until they can buy something new. But they can’t buy something new until there are more homes on the market. It’s the proverbial chicken and egg situation for which I see no end in the near future.”

Demand exists across the price spectrum, fueled by renters, high wage earners and investors.

Gain noted renters are re-entering the housing market as they find they are better off buying than continuing to pay rent. “They are finding their monthly payment to be less than their rent payment for a similar home. They also like the fact their payment will remain the same. And they’re finding there are numerous low down payment assistance and no down payment mortgages available at incredibly low interest rates.”

Luxury home buyers are also active participants in the current market. A check of MLS statistics shows 887 single family homes priced at \$1 million or more have sold during

Continued on Page 3

Local Agent Buys Eastside Homes for Cash

Eastside - Every month, thousands of homeowners are faced with the stressful dilemma of whether to buy first or sell first. You see, if you buy before selling, you could run the risk of owning two homes. Or, just as bad, if you sell first, you could end up homeless. It’s what insiders in the industry call the Real Estate Catch 22, and it’s an extremely anxious position to find yourself in. The financial and emotional tightrope is one you usually have to walk alone because most agents have no way of helping you with this predicament. But one local realtor is using a unique Guaranteed Sale Program which solves this dilemma. This program guarantees the sale of your present home before you take possession of your new one. If your home doesn’t sell in 120 days, they will buy it from you themselves for the previously agreed price ensuring that you never get caught in the Real Estate

Catch 22. Before you hire any professional, you should research the market to find out who can do the best job for you. When interviewing agents, find out what kind of guarantee they are willing to give you with respect to the selling of your home. Unfortunately, you’ll find that most agents simply cannot make such a guarantee.

To help you learn more about this program and how it can make your move less stressful, a FREE special report has been prepared entitled “How to Avoid Getting Stuck with Two Homes”. To hear a brief recorded message about how to order your FREE copy of this report call toll-free 1-800-231-3659 and enter 8022. You can call any time, 24 hours a day, 7 days a week.

Get your free special report NOW to find out how to guarantee the cash sale of your home. ■

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Adult Coloring Books: *the Craze Continues*

by Carolyn Kellogg

There's no denying it: Coloring books for adults are not going away. Perhaps you already know about the coloring book craze; you might be one of the 1.4 million people who bought Johanna Basford's "Secret Garden." Published in 2013, it continues to float among Amazon's bestselling books—currently it's at No. 10, two spots ahead of Kim Kardashian's "Selfish"—and is the online retailer's most-wished-for book. Basford's follow-up, "Enchanted Forest," is almost as popular.

The books feature intricate patterns and designs that are far too sophisticated for a child's hand. But for adults, they're a way to engage creatively with a relatively low barrier of entry: Coloring is easier than most crafts like, say, learning to knit. (I say this from experience: I was obsessed with DoodleArt and Roger Burrows' geometric coloring books as a kid. I also tried to knit.) Basford hand-draws and inks all her designs. "My creativity is cultivated by a curious imagination and a delight in the fantastic," she explained on her



website. "Much of my work has roots in the flora and fauna that surrounded me growing up on my parent's fish farm in rural Scotland."

Now the artist has signed a contract with Penguin Random House to publish two new books in the U.S. and worldwide. Publishers Weekly reports that the next book, "The Lost Ocean: An Underwater Adventure & Coloring Book," will hit shelves in October. The book will be, Basford promises, "an enchanting underwater world hidden in the depths of the sea" filled with "exotic fish, curious octopi, and delicately penned seahorses." "To say we're honored to bring Johanna to the Penguin Books list is an understatement," said Meg Leder, executive editor at Penguin books. "Her singular vision has brought new life to the coloring book world, and we're delighted to collaborate with her, providing both fans and new 'color-inners' with even more gorgeous and intricate books." ■

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trends LUCKY BRAND, ROLLING STONES PARTNER ON RETRO TOUR T-SHIRTS CIRCA: 1975

by Adam Tschorn

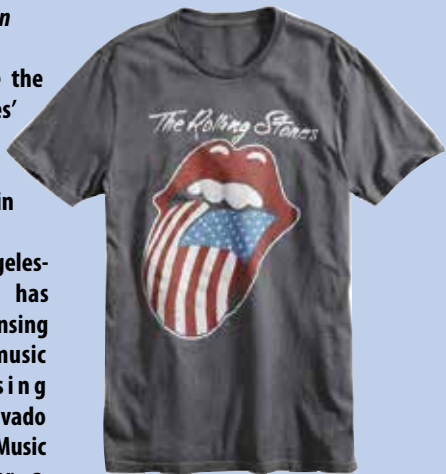
It looks like the Rolling Stones' tumblin' dice are coming up ... Lucky. As in Lucky Brand.

The Los Angeles-based label has forged a licensing deal with music merchandising juggernaut Bravado and Universal Music Enterprises for a collection of Rolling Stones T-shirts that hits brick-and-mortar Lucky stores nationwide and e-commerce.

The Lucky Brand X Rolling Stones collection consists of 24 men's and women's T-shirts (\$39.50 to \$49.50). It's only when you focus on the silhouette of an impossibly young-looking Keith Richards on one T-shirt, the boyish visage of Mick Jagger on another—or notice that the tour dates listed are for the summer of 1975—does it become apparent that the designs are a retro-fantastic reissues of designs from the band's "Tour of the Americas '75" tour merchandise of four decades ago.

That's to emphasize another reissue: that of the Stones' 1971 album "Sticky Fingers," which will be sold alongside the collection at Lucky stores and via LuckyBrand.com when it's released in June, with 100% of sales benefiting VH1's Save the Music Foundation.

The Lucky Brand X Rolling Stones collection (\$39.50-\$49.50), available at Lucky Brand boutiques and online at LuckyBrand.com.



After 33 years, We Bid Farewell to *David Letterman*

by Robert Lloyd

All things change, and everything ends, and we now find ourselves in a world where David Letterman is no longer on television. Nine days shy of his 67th birthday, with a long preamble about trying to identify an eagle, he announced his retirement from CBS' "Late Show With David Letterman." After 33 years, he was the longest-serving host in late-night TV, a record that will not be challenged any time soon, if ever.

Letterman was in his early 30s when he set off along this road. In "Late Night," he had created something new, rooted in Carson but forged in the more intimate and experimental reaches of post-primetime. Surreal, sardonic, mock formal, markedly goofball, it thrived on contradiction and self-critical self-awareness. He carried that over to "Late Show," where he made its audience into a community and its crew into characters.

New generations have moved in

behind the desks, changing the shape of late-night itself. Letterman himself has meant different things at different times; he has been himself, always, but he has not been static. Letterman has been unflappable, except when getting flapped might pay a comic dividend. It's true that after more than 6,000 nights on the air Letterman can run the show on autopilot. He has not always been able to hide his occasional disengagement. Yet by the same token, with the right person, he is the most present, intelligent, interested and interesting of interviewers. He can be a terrier, or a shark. "A lot of guests, world leaders in particular," he told Tony Blair, "are here once and don't come back."

A highly private person, he has at times been required to violate his own privacy; a shy guy, he comes alive in a public hour. In 2013, he told Charlie Rose that guilt and a fear of failure were "the two great motivators in my life - and I hate it when people started talking about 'the two great motivators

in my life.'" This year he told Rolling Stone that for 30 or 40 years he was "anxious, and hypochondriacal, and an alcoholic, and many, many other things that made me different from other people." And yet, his obviously complicated inner life has made him seem all the more human.

Letterman has been a talk show host through five presidential administrations. The Berlin Wall came down on his watch; at least a couple of Middle East wars were launched. He has had a heart attack; he has had a child. He says "God bless you" a lot, however he means it. He likes to talk to guests about their children, possibly because it gives him a chance to talk about his son. He worries about the world, one would guess, on his behalf. Some of us have grown up on him; some have grown gray with him. He leaves a hole shaped like a lifetime. ■

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Why Rent When You Could be Paying Less to Own?

With mortgage rates at historic lows, and prices still far below the highs of earlier years, why would someone want to rent vs. buying a home? In some cases renters have misinformation about buying, so it's simply easier to continue renting as they have done for years. This could be a big mistake if money matters to you as it does to most of us! With rents going up due to the shortage of available rental homes, this trend toward renting should decrease. It's a major reason that now, more than ever, you really can't afford not to buy. Real estate is still one of the soundest long-term investments you can make. Taken on balance over a like number of years, it has even outperformed the stock market.

I'm sure many of you would like to buy (and put that rent toward equity!) but may be afraid of all the things you've heard about declining home values, short sales, foreclosures, intransigent lenders, and other horror stories. If you are still confused about whether or not it is the right thing for you, here are some facts that might help you take that first step towards becoming a homeowner.

- **Finance.** Can you qualify for a mortgage? If so, for how much and what will the monthly payments be? Will the payments increase like I've heard about? Your Realtor® can explain

borrowing concepts and help you get specific answers to all these important questions, thus de-mystifying the whole process. Pre-qualifying for a loan can be much easier and quicker than you may think. You can pre-qualify over the phone, usually in less than an hour. Often renters think they can't qualify when they easily can. By calculating the price range of homes you'd like to buy, the mortgage payment can be similar to your monthly rent or, considering today's historically low interest rates, even lower!

- **Pride of Ownership.** When you rent, you do not have control of how much the rent will be when you need to renew your lease or find a different place. You can't fully personalize the home and make it your own since most landlords want to keep it neutral and plain to appeal to everyone.

- **Return on Investment.** Money spent on rent is gone forever as a simple expense – you will never see a return on your dollars. You are simply giving your money away to temporarily stay in someone else's home. Landlords love this arrangement because you are basically paying their mortgage while they reap the tax benefits and appreciation. Is it time you become your own landlord?

- **Rising rental cost.** According to the National Association of Realtors®, over the last ten years, the cost of rental housing in the U.S. has increased an average of three percent per year. It is even higher than that in our local market. That means that an apartment or home renting for \$750 per month will cost more than \$978 a month in ten years. If you rent the same home for ten years, the total amount you would pay for rent will equal \$103,000! Imagine that amount paying down your own home's mortgage!

Despite fluctuations in home market values, had you bought your home instead of renting, you would have paid down the mortgage, gained substantial tax benefits, and still had something tangible to show for it in the end. Don't miss out, take advantage of our local market's low pricing, low rates and get going on your personal American dream. It is a much easier process than you might think and it does not have to be complicated. Call me and I can answer all your questions and have your pre-qualified in an hour. You will be on your way to owning your home in no time.

Call George Moorhead at 425-748-5065 for the real information and the quick path to homeownership or email me at georgem@bentleyproperties.com ■

It's Baaaack!! No Money Down Home Buying

Eastside/Seattle –Has saving for that down payment slowed down your home-buying plans? Well, starting November 1st (it is avail now) you do not have to wait any longer. HomeStreet Bank is approved to provide the new 2015 Down Payment Grant Program. It provides 3-5% of the loan amount as a gift toward the down payment on a home to qualifying low-and-moderate income homebuyer families. The interest rate proposed will be a very low rate. Each home-buyer will receive a grant for the down payment and closing costs equal to 3-5% of the initial balance of the mortgage. Grants are gifts and do not need to be repaid. This is the first program of its kind with yet it is expected to run through the next year.

Here is how it works. The buyers must qualify for the 3-5% grant for down payment, and the transaction must meet the following criteria:

- No first-time homebuyer requirement
- Maximum combined income for buyers is \$88,900 for 2 or fewer buyers, and

\$103,700 for 3 or more buyers

- Maximum Home Purchase Price is \$430,000
- Eligible Loan Area is King, Pierce, and Snohomish Counties
- Minimum Credit Score is 640
- Buyers must qualify for mortgage loan payment amount

This new grant program can be used with VA, FHA or USDA-RD, 30 year fixed rate loans. The buyer would have to meet with a participating mortgage lender who is authorized to originate the grant program loans and obtain pre-approval. Then the reservation for bond money can be made and the buyer could meet with their real estate broker and pick out a home. The closing must take place within 45 days of the reservation to receive this down

payment grant.

There are other programs that can be combined with this program that will lower the borrower's payments. As an example, according to Dan Golden, Branch Manager of HomeStreet Bank, they will be starting a new program in January that offers a loan requiring 3% down with no mortgage insurance. This loan can be combined with the grant program. However, more stringent credit conditions apply.

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Home buyers Sprinting . . .Continued from page 1

the first five months of the year. That compares to 696 for the same timeframe a year ago for a jump of more than 27 percent.

The segment of distressed properties is also rebounding. Moorhead cited figures showing 57 percent of REO (bank-owned) listings sold at or above 100 percent of list price.

Given the fast pace of housing activity, Northwest MLS brokers urged buyers and sellers alike to make sensible decisions and to take advantage of assistance from professionals.

Sellers should avoid the temptation to be greedy suggests Moorhead. "Our message to sellers is to be cautious with pricing or it will cost you thousands by over pricing."

Frank Wilson advises sellers to refrain from

agreeing to "select showings." "To maximize on this market sellers should be sure their listing is exposed to all brokers in the Northwest Multiple Listing Service," he explained.

Wilson also offered advice to buyers to avoid disappointment. "We are still seeing buyers who think getting a loan is like it was in the old days: fog a mirror and get a loan. That's no longer the case," he said, adding these misinformed buyers are offended when they are asked for documents and verifications all the way through closing. "Buyers need to be ready to buy on day No. 1," he emphasized. "This means getting approved with their lender, being clear about what they want in a new home, becoming educated about the market, and being ready to write a strong

offer when they find the right home."

Mike Gain expects historically low interest rates, a growing economy, improving consumer confidence and consumer finances will continue to fuel activity and push up the numbers. "Anyone who can buy a home today at today's prices with today's low interest rates should do it. In my opinion, prices and monthly payments will never be lower than they are today."

Northwest Multiple Listing Service, owned by its member real estate firms, is the largest full-service MLS in the Northwest. Its membership includes more than 23,000 real estate brokers. The organization, based in Kirkland, Wash., currently serves 23 counties in Washington state. ■



Eastside Real Estate News

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Finding the Appropriate Lender for Properties in 55-Plus Communities

by Ilyce Glink and Samuel J. Tamkin

Q: Reading a few back articles on your website, I saw one about 55-plus communities and what happens if you rent to those under the age of 55. That reminded me of our fun (not!) experience with purchasing such a unit last year.

We're not the inhabitants, but my husband's elderly parents are. Because they had no assets, the purchase was entirely in our name. The first note of caution I'd like to sound is to look carefully at the association's requirements for even "permitting" a person to buy a unit. This approval process will affect your ability to resell the property as well.

One place we looked at required that my husband and I be physically there for an interview, on a weekday. We live 1,000 miles away and both work, so this was going to cost both of us at least two days off of work. We took this as a red flag about the nature of the association and decided not to purchase the place. The place we did buy had a stack of paperwork to fill out and they asked for references, but no in-person interview was required.

Financing can also be hazardous. Some mortgage lenders have strict requirements, because these units are harder to sell. In our case, it was considered an "investment" property because we were not going to be the occupants. I called around and settled on a loan with one of the big name banks.

I was upfront with the bank about the purpose of the loan and who was going to live there. A week before closing, with the last bit of weird paperwork finally provided, we submitted the application. It went to the underwriters and within two short hours we got a big fat "No!" The reason provided is that the lenders "don't lend on investment properties in 55-plus communities."

A: Thank you for telling your story; you have helped countless people today.

There are a number of issues wrapped into your purchase. The first is the purchase of an investment property. The second is your choice of lender. Third is what happens when you buy a home for elderly family members in a community intended for people age 55

and older.

Let's start with investment properties. In general, investment properties are notoriously difficult to finance.

As a rental property that you own but don't live in full time, most lenders would treat the property as an investment property. If you qualified for the purchase and were going to own it with your parents, you might have qualified to buy it as a second residence. Unfortunately, it looks like the big box lender you went to didn't have sufficient experience. Lesson learned: Work with a lender that does this kind of loan all the time. It's one step toward making this whole process work more smoothly.

The second issue has to do with your choice of lender. We've found out that it that it may not matter if you go to a big box lender, mortgage broker or local bank to get financing. What matters is finding a good person to help you out. You found out the hard way that the lender you chose didn't finance investment purchases in 55-plus communities. That loan officer should have known better.

It would have been best to go to a lender that specializes in investment properties, has a commercial lending department or that has financed investment properties in 55-plus communities.

The third issue you were grappling with is making sure that the community you are buying in complies with Fannie Mae and Freddie Mac guidelines. By this we mean to say that if a 55-plus community has certain rules or restrictions relating to the resale of the property, those resale restrictions may fail the test for conventional financing.

It would be prudent to find out well in advance of putting an offer in for a unit in any development whether that development is an approved development with these agencies. In many cases, lenders have lists of developments that are on an approved list and have lists of developments that have conditional approval.

We're glad you were able to find another lender and close. And, again, thanks for sharing these insights.

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Clever Security Tricks That Will Fool Any Burglar

by Lisa Kaplan Gordon

A little ingenuity can make your house more secure when you're home alone or away on vacation.

You don't have to install a pricey security system to feel safer in your home. Here are some low- and no-cost ways to keep burglars at bay.

Bring the Car Inside: If you're sleeping solo these days, take your car's remote control to bed with you. If you hear suspicious noises, push the remote's "panic" button and let the alarm scare away intruders.

Fake it: Pretend you're home and deter burglars with FakeTV (\$34), a small gizmo that glows and flashes like the flicker of a television set. FakeTV uses the same energy as a nightlight, and has a built-in light sensor and timer, which turns it on at dusk and off when you wish.

Slippery when wet: In the U.K., they slather "anti-climb" paint, which never dries, on downspouts, gutters, and anything they don't want an intruder to shimmy up. It doesn't seem to be available in the U.S. yet. But it's a wild idea.

Footsteps in the snow: Virgin snow is a sure sign that no one's home. If you're away after a snowstorm, ask a neighbor's kid to tromp around your yard, creating footprints that will fool a burglar into thinking you're around but just haven't gotten around to shoveling your snow yet.

Parked car: Also, ask a neighbor to occasionally park their car in front of your house, making it look like you're entertaining visitors. And ask them to remove any fliers that may be wedged into your door or mailbox. Burglars sometimes case a home by planting a flier and checking to see if someone retrieves it. ■

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Empty Nesters: How to get the most money out of your home when you sell

Eastside - Are you an "Empty Nester" who needs a home for the future? Is it time to downsize or to move into another home more suitable for your glorious retirement years?

Like thousands of residents in our area, you may be discovering that after years of non-stop child traffic in and out of your doors, toys on the floor, music floating throughout, suddenly you can hear a pin drop over the quiet hum of the refrigerator. Your rooms are filled with pictures and memories of this wonderful time of your life, but there are many empty rooms gathering dust now that your children have moved on. The freer years ahead are exciting

ones to look forward to, and it's time for you to move on as well.

If you find yourself in this situation, you're in vast and good company. And what that means is that there are many wonderful opportunities for you to create this new chapter in your life...if you know what it takes to get the most out of the equity you've built up in your current home.

To help you understand the issues involved in making such a move, and how to avoid the 9 most common and costly mistakes most Empty Nesters make, a new report called "Empty Nester: How to Sell the Place You Call Home" has been prepared which identifies these issues, and

shows you how to steer clear of the mistakes that could cost you literally thousands of dollars.

To hear a brief recorded message about how to order your FREE copy of this report call toll-free 1-800-231-3659 and enter 8013. You can call any time, 24 hours a day, 7 days a week.

Get your free special report NOW to find out how you can fly your empty nest with the most cash in your pocket. ■



by Ilyce Glink
and Samuel J. Tamkin,

The governing documents for the single-family house development I live in were cut and pasted from some unknown source. As a result, there were misnumbered paragraphs and inclusions that had no relevance (e.g., something about condos). This was from a nationally-

In particular, you can look over the document and, at

The letter you refer to was from a homeowner who had moved into a community that didn't seem to enforce a hedge policy 90 percent of the time. And yet, suddenly the board was taking a stand. That meant the homeowners had to get on board. If they had read the rules, asked a few questions and understood more about the process before

We do agree that HOA boards have a lot of power—too much power in some cases. That's hard to ascertain before you buy into a community, but it certainly helps to knock on doors before you make an offer. Ask the homeowners how their homes have stood the test of time and how much they like

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A “Man Cave” for the Whole Family

by Kathryn Weber

Man caves are a popular way to decorate and create a man-friendly atmosphere, but a lot of their appeal also transfers to family rooms. Like a man cave, your family room is a source of relaxation, interaction and enjoyment for your family. It’s also your central gathering space. So why not borrow a few ideas from man cave decorating to incorporate into your family room for a room that’s more fun and interactive?

MAN CAVE MUST-HAVES

Without question, man cave decorating often hinges on a big TV that grabs plenty of attention. Although we’d often like to say we’re not TV-addicted, it’s just not true. Families sometimes are only together when they’re watching TV, so

we might as well give in and have a big one that everyone really enjoys. Plus, nature shows and feature films look really great when they’re upsized.

Man caves also feature activity, like a game table, shuffleboard or pool table. One of the hardest things to manage in these busy times is family activities, so having something fun to do in your family room means that much more opportunity to spend quality time together.

The absolute must-have is big, comfy seating. Man caves don’t like fussy upholstery and dainty slipper chairs, and families relax so much more when seating accommodates togetherness. A seating area with a large sectional sofa that has either reclining seats or a chaise attached makes the perfect setup. These areas seat the whole family together while watching movies or playing video games. It’s always a good idea, too, to have

a single chair or two to give everyone options for seating.

FINAL TOUCHES

Using the man cave mantra of making it fun, add some whimsical decor to your family room. Find activities the family enjoys. For example, a bowling pin and ball makes the right accessory for a bookshelf. A neon barbecue sign is an amusing way to add some color and make a nod to the family’s love of cooking out.

Many man caves also have bars and a small kitchen space for making snacks and drinks. If there’s room, add a small microwave oven for popcorn or a beverage refrigerator for cold drinks to keep snacks at the ready. ■

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Hottest New Fence Designs

Fences contribute to curb appeal and help preserve the value of your property. Each fence, however, can be as unique as its owner. Which fence style are you?



PRIVACY WITH PANACHE

Wood, metal, and vinyl are all fine fencing options, but why settle for the ordinary? A fence made of frosted glass panels says you aren’t afraid to be different. You’ll want to be sure you’re not above the law, though. Check your local building codes and your HOA for restrictions on fence height and materials.



NON-CONFORMING TRADITIONALIST

Got your head in the clouds but your

feet on the ground? You might like pairing a simple round-top, cottage-style entry gate with an unusual picket design. Here, each 2-inch-by-2-inch cedar picket is a different length and installed in no particular pattern, creating a fence line that dances. A quality exterior stain will protect this fence for years.



TREE HUGGER

Show off your green quotient with a living fence made of trees or shrubs. Fast-growing hedge-like plants include Leyland cypress, American holly, English laurel, and Wichita blue juniper. Your local state extension service can recommend plants that are particularly well-suited to your region.

TRADITIONAL WITH A TWIST

With curvy tops of latticework, these 6-foot-wide modular fence panels wave “hello” every time you see them. Made of weather-resistant, pressure-treated wood, unfinished panels will last for years and



will slowly turn a mellow gray color. Cost: \$50 to \$150 per panel.

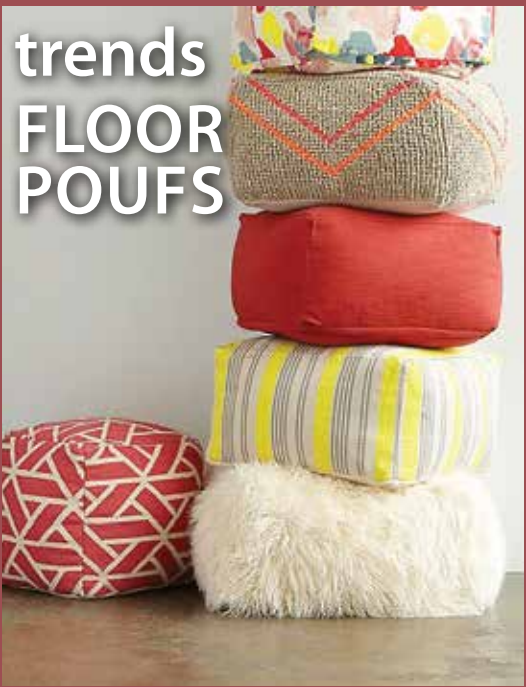


YOUNG AT HEART

If your fence design seems a bit dull, maybe you need to go back to the drawing board and sketch in a little fun. A chalkboard and a platform deck makes this fence a portal to imaginative playtime. Rain won’t hurt the board, but keep chalk in a waterproof container. Expect to pay \$400 for a 42-by-60-inch chalkboard made for exterior use.

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trends FLOOR POUFS



Add some comfy, bohemian chic to any room with a floor pouf! A pop of hot pink and orange add some fun to the Neon Diamond Pouf. It’s handwoven from 100% wool and offers extra seating with a small footprint. \$99 - \$199 at www.westelm.com

Whenever you design displays in your home, always try to work in a piece or two that is near and dear to your heart.

Create a Sensational Summer Coffee Table Display

by Mary Carol Garrity

As the seasons change, I can't wait to refresh the look of the displays on my coffee table. Through the years, my coffee table bliss has changed. Years ago, when Kelly was really young, I put so much stuff on the coffee table in our study that Kelly and Dan complained they couldn't see the TV over it. Every night, they took everything off the coffee table. In the morning, I'd see my carefully constructed tableau on the floor, and I would load it all back up. We went on like this for years!

Today, my style is

simpler, cleaner and to Dan's relief, lower profile. Ready to create a lovely summer display on your coffee table? Here's how to use my six go-to design tools to create beautiful displays:

TRAYS

I always start coffee table designs on a tray. Trays are magical in their ability to ground a display, pulling together disparate elements into one cohesive look. Trays come in so many shapes, sizes and styles, you'll easily find one that looks sensational on your coffee table. Chevron is still big, and I like how a geometric design and bold black-and-

white palette contrast with more traditional elements, like a stone bust and silver urn.

BOOKS

I started using books in my designs out of necessity—Dan has so many, I had to find a place to put them! But even if he wasn't addicted to books, I would buy them just to use on my coffee table. They make marvelous risers, topped with a beautiful bowl or mix of pottery.

BOXES

I began collecting decorative boxes years ago, when I was given a tin box my grandmother Nell play

with as a child, amusing herself as she bumped along in a covered wagon, when my family came to help settle the Kansas frontier. I like to poke different sized, shaped and styled boxes into displays all over my house, but I think they are especially wonderful in coffee table displays.

TREASURES

Whenever you design displays in your home, always try to work in a piece or two that is near and dear to your heart. It could be a favorite figurine, a gift from a friend or a family heirloom. Dan and I inherited a few beautiful silver pieces from his mother, and they have

always played a key role in my tabletop tableaus. I feel like Mimi is still with us every time I seem them, and that makes my day.

FLOWER VASES

I think I'm adding a new addiction to my life: flower vases. I can't help myself! They look fabulous in all kinds of display, from the mantel to the coffee table. Insert a few blooms from the garden, and, poof, you're done.

POTTERY

If you want accents that give you a big bang for your buck, pottery is a must-have. Every time I go to

market, I'm delighted anew by the newest pottery pieces. Pottery comes in so many sizes and shapes, colors and textures, and it's shockingly affordable. That means you can pick up a piece or two each season to bring in the newest colors and patterns, keeping your interior spaces fresh and fun. ■

*Adapted from Mary Carol Garrity's blog at www.nellhills.com.
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THE HILLS POTTERY

Avoid 6 Common & Costly Mistakes When Moving to a Larger Dream Home and Save Thousands

Eastside - A new report has just been released which identifies the 6 most common and costly mistakes that homebuyers make when moving to a larger home.

Unlike the experience of buying a first home, when you're looking to move-up, and already own a home, there are certain factors that can complicate the situation. It's very important for you to understand these issues before you list your home for sale.

Not only is there the issue of financing to consider, but you also have to sell your present home at exactly the right time in order to avoid either the financial burden of owning two homes or, just as bad, the dilemma of having no place to live during the gap between clos-

ings. In answer to this issue, Industry Insiders have prepared a FREE special report entitled "6 Mistakes to Avoid When Trading Up to a Larger Home."

These six strategies will help you make informed choices before you put your home on the market in anticipation of moving to a larger home.

To hear a brief recorded message about how to order your FREE copy of this report call toll-free 1-800-231-3659 and enter 8007. You can call any time, 24 hours a day, 7 days a week.

Get your free special report NOW to find out what you need to know to make your move-up to a larger home worry-free and without complication. ■



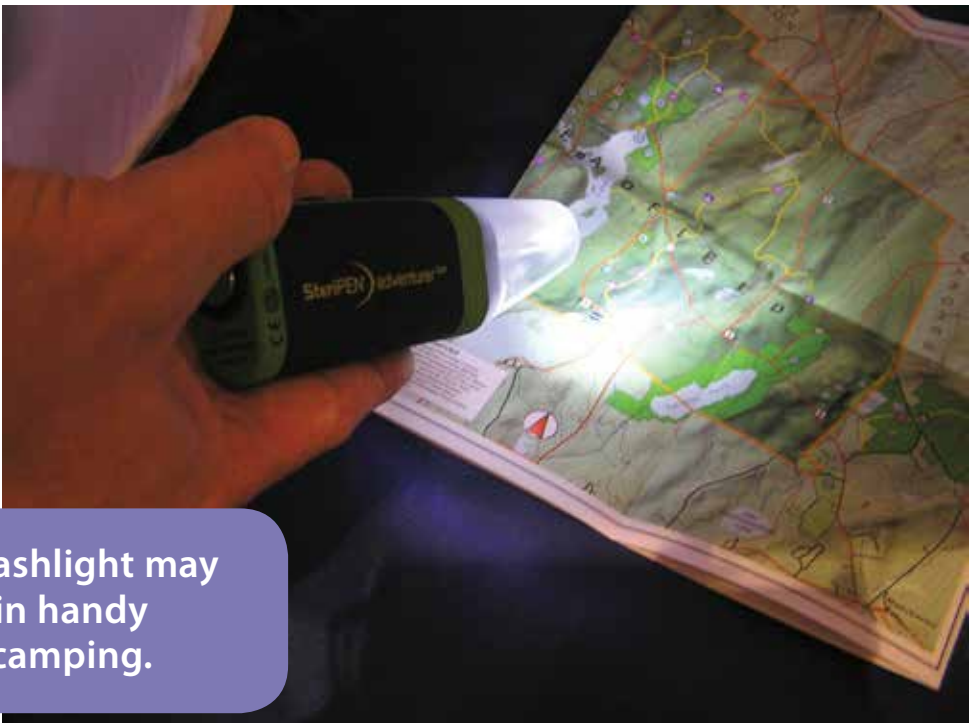
TRAVEL TREND: *UV Water Purifiers*

This summer, if your travel plans include spending time outdoors in unfamiliar terrain, consider investing in a lightweight water purification device

The SteriPEN Adventurer Opti is a fast and portable UV water purifying wand that uses ultraviolet technology (the same used in water treatment plants) to kill bacteria, viruses and protozoa, and provide safe drinking water anywhere. The long-lasting UV lamp provides purifies up to 8,000 liters!

It was built for the toughest mountains and rivers in the world, and Backpacker Magazine gave it their Editor's Choice Award for changing the face of portable water purification. When camping, backpacking & hiking, if you won't have access to the power grid for several days a time, this is the water purification system for you. This handy purifier pen uses a patent-pending technology: an optical eye senses water to ensure safe use and effective treatments. And, the optical water sensor doubles as an integrated LED flashlight, which may come in handy if camping. Works in containers

with a minimum 1.75 inch diameter opening. (Like Nalgene wide-mouth bottles one liter bottles.) \$89.95 at www.steripen.com . ■



The LED flashlight may come in handy while camping.



Tress Success: Hair Accessories Perfect for Summer

by Jennifer Osieczanek

Summer is here, and we're all looking for laid back hairstyles. You know, the ones that won't keep us inside fussing with flat irons and product for hours. With the help of these five accessories, you'll be out the door in no time ... and looking fabulous.

PRETTY PONY

Pulling your hair back in a ponytail is a summer staple, but that doesn't mean you can't still look polished and put-together. Dress up the simple style with this cuff and wear your pony with pride. L. Erickson Elodie cuff ponytail holder, \$18, nordstrom.com.

NATURAL AND NOBLE

The organic design of this headband gives off a "Game of Thrones" vibe, and we're not mad about it. True Romantic headband, \$38, freepeople.com.

COLORFUL COIF

If you're escaping to the beach this summer (or just wishing you were), grab this cheery head wrap for a chic way to keep your mane tamed. Getaway wrap headband, \$19.50, loft.com.

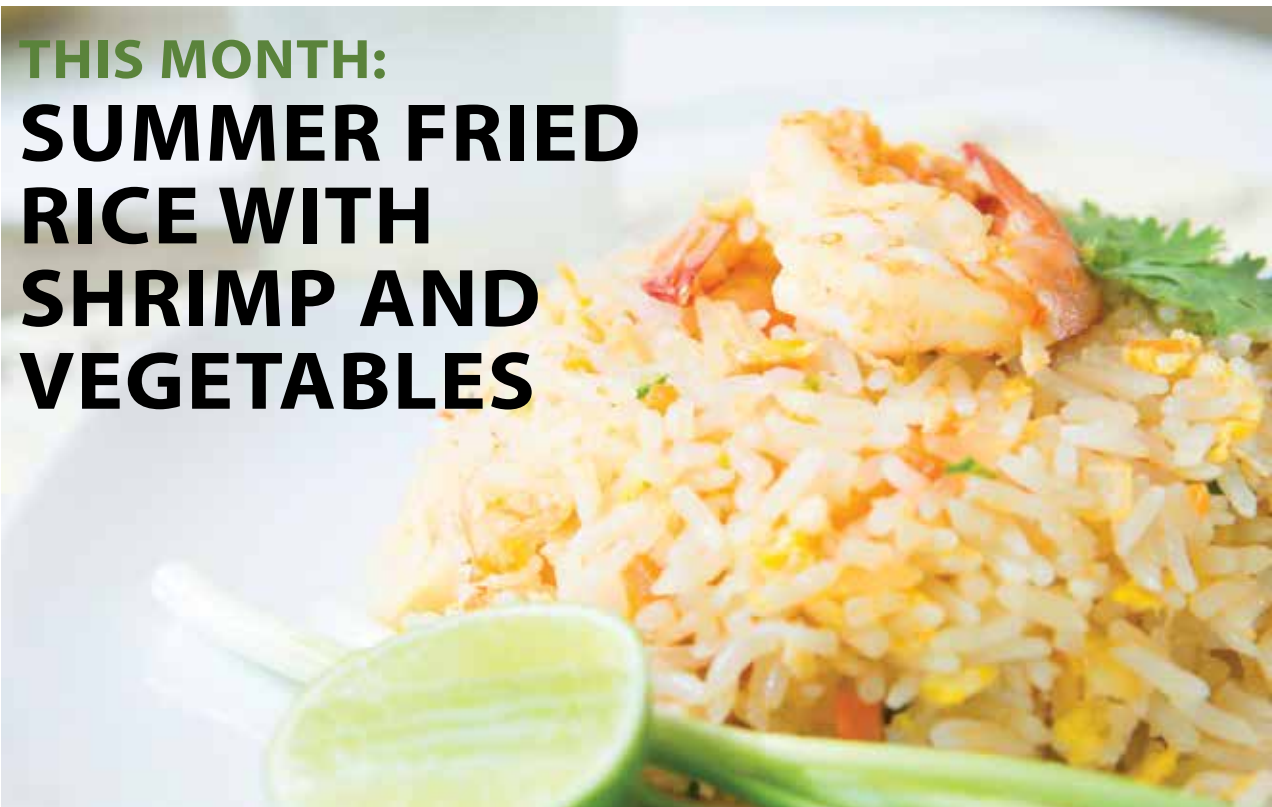
BEADED BAND

This delicate fabric headband with pearl accents is a showstopper and perfect for a special night out. Pearled Vine headband, \$28, anthropologie.com.

ON-POINT PINS

Rein in flyaways with these arrow-shaped bobby pins for a summer look that is definitely on target. Straight Shooter bobby pins, \$16, freepeople.com. ■

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THIS MONTH: SUMMER FRIED RICE WITH SHRIMP AND VEGETABLES

INGREDIENTS

- 1/2 cup (125 mL) small broccoli florets
- Kosher salt
- 2 tablespoons peanut oil or canola oil
- 1/2 pound (250 g) medium-sized shrimp, shelled, deveined and cut lengthwise in halves
- Freshly ground black pepper
- 2 garlic cloves, minced
- 2 teaspoons minced fresh ginger
- 1/2 cup (125 mL) small snow peas, trimmed
- 1/2 cup (125 mL) sliced red bell pepper strips
- 2 cups (500 mL) cold cooked rice
- 1 large egg, lightly beaten
- 2 tablespoons soy sauce

WOLFGANGPUCK

DIRECTIONS

Serves 2-4

First, bring a saucepan of water to a boil. Meanwhile, fill a mixing bowl with ice cubes and water and put it near the sink.

Add the broccoli and 1 teaspoon of the salt to the boiling water. When the broccoli turns bright green, 30 to 45 seconds at most, immediately drain the broccoli and transfer it straight to the bowl of ice water. Leave to cool for a few minutes, and then drain well and spread the florets to dry on paper towels.

Heat a nonstick wok over high heat. Add the oil.

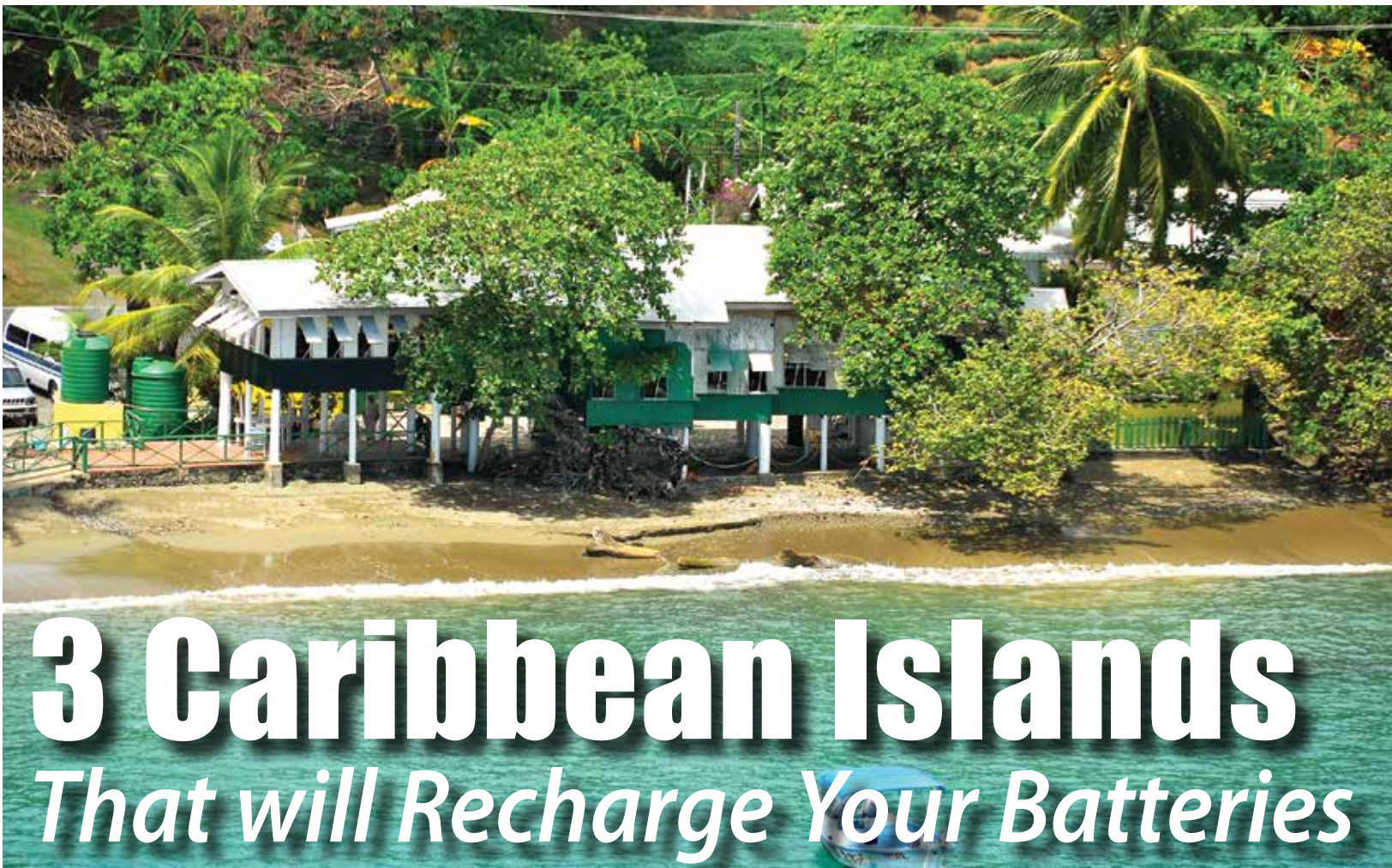
When the oil is hot enough to swirl easily and is beginning to give off the slightest wisps of smoke, quickly season the shrimp with salt and pepper and add them to the wok along with the garlic and ginger. Using a stir-frying spatula or a long-handled spoon, stir-fry the shrimp until they turn pink and opaque, about 2 minutes. Immediately use a slotted spoon to transfer the shrimp and seasonings to a bowl; set aside.

Add the broccoli, snow peas and bell pepper to the wok and stir-fry until the vegetables are tender-crisp, 2 to 3 minutes. With clean hands, break up the cold rice into the wok and continue stir-frying until the rice grains have separated and the entire mixture is sizzling-hot, about 5 minutes longer.

Pour the beaten egg around the rim of the wok so it cooks right away. Stir the scrambled egg into the rice, add the cooked shrimp and drizzle in the soy sauce. Use the wok spatula to toss all the ingredients together and heat the shrimp through, about 1 minute longer.

Remove the wok from the heat. Taste the mixture and, if necessary, add a little more salt and pepper to taste. Serve immediately. ■

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by Patti Nickell

How many times have you said, “I’d really like to get away from it all?” If you’re looking for destinations where phones, Internet and TVs take a back seat to spun sugar beaches, tropical tradewinds and a blessed sense of unplugging, here are three Caribbean islands that might just be what you’re looking for.

TOBAGO

Legend has it that Robinson Crusoe, abandoned on a tropical isle, discovered that he wasn’t alone only after finding footprints not his own on a pristine beach. Some claim that Crusoe’s island was Tobago, at the southernmost reaches of the Caribbean.

On my visit, I bested even Defoe’s fictional character, who did eventually find Friday. I spent several hours one afternoon on the half moon crescent of sand adjacent to the Blue Haven Hotel, and never encountered another soul (unless you count the hotel barman who appeared out of nowhere with a cold drink just when I thought my parched throat could stand it no longer—my own personal and very much welcomed Friday).

Tobago is a sister island of Trinidad and part of the same nation, but the two couldn’t be more different. Trinidad bustles; Tobago takes its time. Trinidad shouts; Tobago whispers. Trinidad is cosmopolitan; Tobago, an unspoiled Eden. It’s so desirable that from the time it was discovered by Columbus in the 15th century until it was taken over by the British

in the 19th century, the island changed hands 31 times. For a peek into this tumultuous history and a panoramic view up the Windward Coast, visit Fort King George.

For the most part, however, forget about history. Instead, play explorer yourself at a number of remote, idyllic sites across the island. Store Bay, on the Caribbean side (there’s also an Atlantic side) boasts one of Tobago’s most popular beaches. From here, take a glass-bottomed boat for a swim in the Nylon Pool, a secluded lagoon, or to snorkel at Buccoo Reef, one of the Caribbean’s most beautiful and unspoiled coral reefs.

At Speyside, a fishing village on the Atlantic coast known for its fantastic diving, you can take a boat to Little Tobago, now a bird sanctuary, or a hike through the lush rainforest to Argyle Falls, a dramatic waterfall under which you can take a refreshing dip. And when you feel the soft ocean breeze ruffle the curtains over your lunch table at Jemma’s Tree House (yes, it’s actually in a sea-grape tree), you’ll forget all about rushing back to catch CNN or check your email.

VIRGIN GORDA

Its name may not be all that romantic (literal translation: fat virgin), but everything else about this laid-back paradise in the British Virgin Islands definitely is. Accessible by boat from the main island of Tortola, Virgin Gorda—like most of the BVIs—has escaped the unchecked tourism of its American counterparts.

Virgin Gorda is a mecca not for mega-cruise ships, but for yachtsmen and sailors who anchor regularly at the Bitter

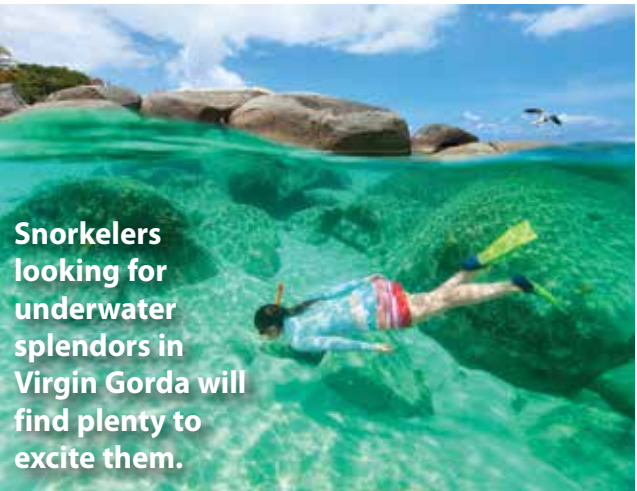
End Yacht Club. Shoppers looking for bargains in duty-free goods won’t find much to excite them, but snorkelers looking for underwater splendors will find plenty, particularly among the unusual rock formations known as The Baths. While snorkeling here, I found coral formations of an olive green color that I’d never seen anywhere else.

On Virgin Gorda you won’t find a ton of Michelin-starred

overlooking the bay, whose glorious setting is surpassed only by an even more glorious sunset. It reminded me of a child learning to color by using every crayon in his box—giant scribbles of magenta, orchid, saffron and cobalt.

NEVIS

I saw it the moment I arrived at the boat dock on neighboring St. Kitts—the solitary cone of its volcano



restaurants, but you will find Saba Rock, literally a slab of granite a half-mile offshore, accessible by boat, whose only structure, other than an 8-bedroom luxury hotel, is a bar/restaurant that rocks on weekends (Virgin Atlantic founder Sir Richard Branson, who owns nearby Necker Island, is a regular).

Accommodations don’t come any better than Biras Creek Resort. My days here took on a glorious routine—morning coffee on my veranda with the crashing waves of the Atlantic as background music; a swim in the oceanfront pool; a hike to the private beach for a picnic; an afternoon massage; cocktails and dinner in the open-air restaurant

stabbing the sky, and I couldn’t help thinking Bali Ha’i really does exist, although it seemed to have switched locations from the South Pacific to the eastern Caribbean.

As I set out on the two-mile boat trip to its shores, I swore I heard it beckoning, “come to me; come to me.” By the time I arrived at the Four Seasons Resort’s private dock on Nevis, I fully expected to see Bloody Mary herself standing on the beach, crooning Happy Talk to debarking passengers.

One of the smallest of the Leeward Islands, Nevis is a one-hour flight from Puerto Rico or the U.S. Virgin Islands—one hour by plane, but light years away from these tourist destinations in

everything else.

On Nevis, a nightlife tour means accompanying a flashlight-wielding naturalist into the rain forest where he points out bats, frogs, bugs and all manner of nocturnal flora and fauna.

Goats still roam free on the island and there are no stop signs or direction markers. Nevis’ tiny capital, Charlestown, looks like a miniature gingerbread village with a distinctly shaped, perpetually cloud-capped mountain peak rising above it.

It does have a world class luxury resort—the 5-Diamond Four Seasons, situated on Pinney’s Beach, often referred to as the most beautiful beach in the Caribbean, but some of the island’s most popular accommodations are in small inns converted from the great houses of former sugar plantations.

In contrast to today’s relaxed pace, Nevis has a colorful and often bloody history. During the 18th and 19th centuries it was one of the richest colonies of Great Britain, sustained by a thriving sugar industry. For a taste of this early lifestyle, visit these beautifully restored plantation great houses, set like precious gems against the green backdrop of the mountains.

Two of the loveliest are Montpelier and the Hermitage, today both reinvented as inns. Stand on the veranda with a cool lemonade in hand, and gaze at the lush landscape and the sparkling sea far below.

Nevis wears its history proudly. In the early 17th century, the British took control of the island from the Spanish, who had wrested it from the original inhabitants, Sibonay, Arawak and Carib

Indians. Alexander Hamilton, one of our nation’s founding fathers, was born here, and in Charlestown you can visit his birthplace, now the Museum of Nevis History.

Before his dalliance with Lady Hamilton scandalized England, Admiral Horatio Nelson lived in wedded bliss with a Nevisian beauty, Fanny Nisbett. The Nelson Museum displays a well-documented collection of memorabilia on the admiral who was first dispatched to the island to enforce the British Navigation Acts, designed to prevent England’s current colony—Nevis—from trading with its former colony, America. Also worth a visit is Fig Tree Anglican Church, displaying Nelson and Fanny’s marriage certificate.

Ultimately, it is Nevis’ magnificent beaches—each possessing its own character and charm—that draw visitors. The most celebrated is Pinney’s, a four-mile stretch that is walkable from the Four Seasons to Charlestown.

But Pinney’s isn’t the island’s only glorious beach. Oualie is an excellent spot for snorkeling; Newcastle Bay has a superb beach surrounded by a typical Nevisian fishing village, and the beach at Nisbett Plantation has a coral reef just offshore.

So, stash that cellphone, unplug your laptop and let your Facebook friends wonder where you are. It’s easy to do on these islands. ■

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Teen Reporters Chat with Miss America 2015

by Kiera Kalinsky, Alex Aiello, Nicholas Fiorio and Alexandra Ferreri

Ever wondered what it's like to be crowned Miss America? We recently caught up with 2015 Miss America winner Kira Kazantsev at the Union Square Hotel – here is what we learned from this beautiful and talented pageant queen.

Q: What was your first job?

A: I think when I was 12 or 13, I was a golf cart girl at a local golf course and washed golf carts. And then I did a little bit at the Cheesecake Factory. I was a hostess there when I was 17 or 18. I worked in restaurants my whole life and actually when I won Miss America I was working at a restaurant at the time right down the street. So my life has really changed.

Q: Did you ever think you would ever be Miss America?

A: Growing up I thought you had to be super tall. I don't know if you noticed

I'm only 5-feet-5-inches". I'm not tall, I'm kind of short. So when I was little I just didn't think it was something that I could do and two years ago I thought, you know what I'm just going to try, I'm going to see what happens and here I am hanging out with you guys.

Q: Do you have any pets?

A: I do. I have a dog named Max who's a chocolate Lab. He's getting a little old. He lives with my parents in California. Unfortunately I can't travel with him. I'm only allowed two suitcases so he would take up an entire part of my luggage.

Q: What's your favorite thing about being in a pageant?

A: There's this stereotype of all the girls being really mean to each other, but in my case that's really not true. My favorite part are the friends that I made and every single day the girls, they text me, they call me, they make sure I'm doing okay. They're constantly checking in on me. My favorite part of the pageant is making friends with people that understand

what you're going through.

Q: How long does it take to get ready?

A: It's a big process. Leading up to Miss America, that was two years worth of stuff because you have to develop your platform, you have to be healthy, for lifestyle and fitness, you have get a dress and talent and all these different things. Between winning Miss New York and winning Miss America, I had about 3 months. But I had already done so much other preparation even before I won Miss New York. It's just an ongoing thing that you're constantly working toward.

Q: Is being Miss America fun?

A: Yes, it's really fun! I get to travel. I'm actually in a different city every 48 hours and I do about 20,000 miles a month on the road. It's a lot of traveling and I get to meet different people like you guys and do some really cool stuff. Things only Miss America gets to do. So it's really fun. It's a lot of hard work.

Q: Who inspired you?

A: I worked for Sen. (Kirsten)



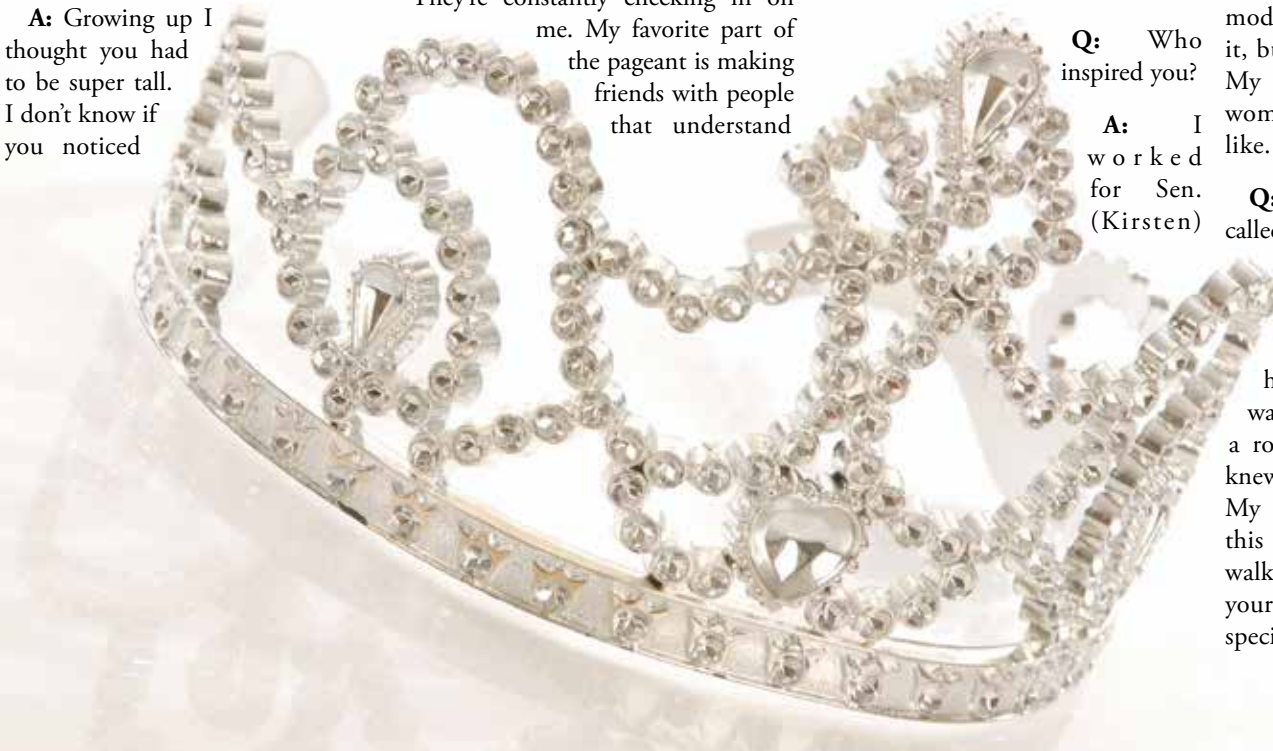
Kira Kazantsev
Age: 22
Hometown:
Manhattan, NY.

Gillibrand, the U.S. Senator from New York, one of them. I was an intern for her, she inspired me to really be a strong advocate for women and be a strong female role model. So she inspired that side of it, but on the other side, my mom. My mom is an amazing, talented woman that I always wanted to be like.

Q: What did you think when they called your name as Miss America?

A: I don't know if you guys have seen that on YouTube, but it's quite the experience. When he said three-peat that meant I was the third Miss New York in a row to win Miss America. So I knew three-peat meant I had won. My mind was just, 'Oh, my God, this is insane.' Just that moment of walking down the runway and all your hard work paying off is a really special thing. ■

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trends VINTAGE RECORD PLAYERS

It's no secret that vinyl is making a comeback, and there are now an increasing number of retro-inspired turntables on the market that are as practical as they are cool - like Electrohome's new Archer model.

Housed in an all-wood suitcase that's as strong as it is tasteful, the Archer brings a charming retro chic to any surrounding. From a dorm room to backyard family barbeque, its vintage design is inspired by the first wave of 1950s and 60s portable turntables and comes with a convenient carr-ying handle, while its acoustic cabinet enhances the audio performance.



Enjoying the classic style of a 60s turntable doesn't mean missing out on twenty-first century convenience; the Archer plays songs from your smartphones, tablets, or USB flash drive using the system's AUX and USB input! \$99, www.electrohome.com.

DID YOU KNOW? Your iphone 6 Plus Might be the Best Game Boy Ever

by Anthony Domanico

Remember the good old days of gaming with the original Nintendo Game Boy? I poured countless hours into the handheld gaming platform playing games like "The Legend of Zelda," "Donkey Kong" and "Metal Gear Solid" as a kid, and now I and everyone else might be able to relive those glory days with the Smart Boy from video game accessory maker Hyperkin.

The Smart Boy is a smartphone case of sorts that connects to the iPhone 6 Plus and makes it possible to play Game Boy games on it. To play the games, however, you'll need to actually own the cartridges, so you'll either need to have some Game Boy games on hand or head over to eBay or your local thrift store to buy your games of choice.

Initially revealed by Hyperkin as a sort-of April Fools' Day prank posted to its Facebook page on March 31, Hyperkin has since revealed that the Smart Boy teaser post was actually a way to gauge interest in such a product to see if it was worth

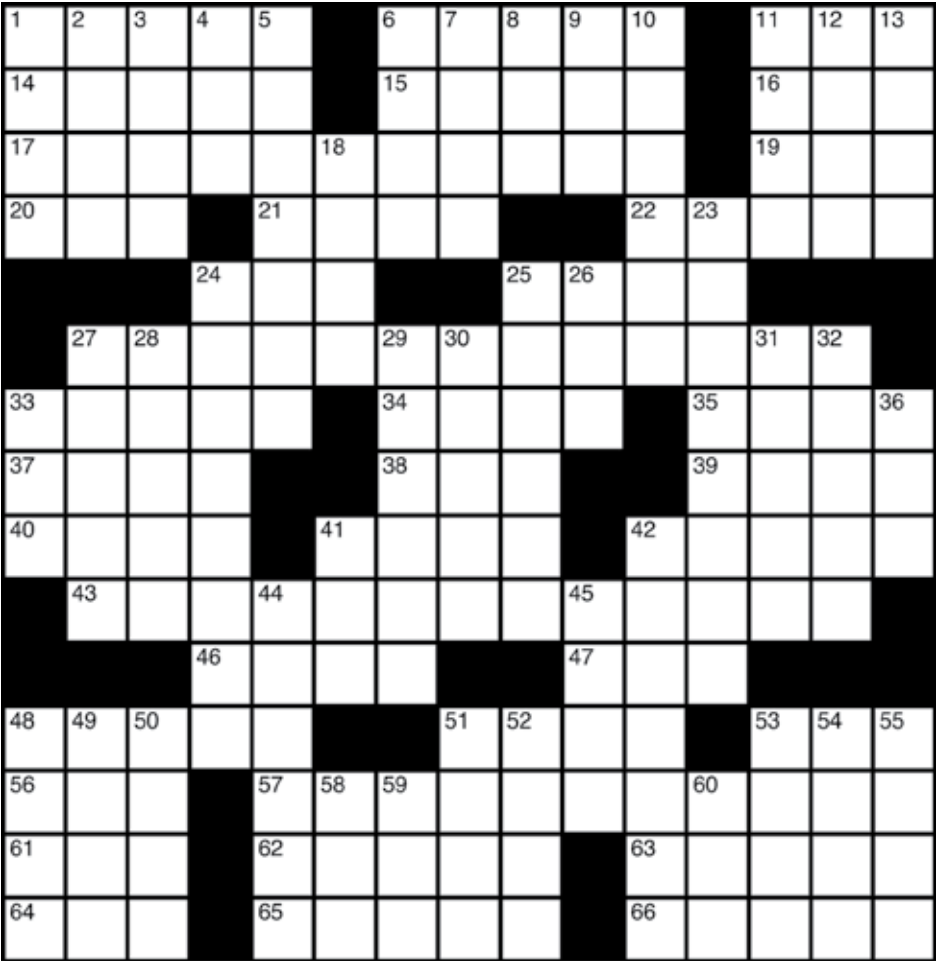


making. Apparently there was significant interest in such a product, as now the company plans to put the iPhone 6 Plus model into production, with variants for other smartphones to come shortly thereafter.

The only question left to ask is, are you ready, Player One? ■

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CROSSWORD PUZZLE



ACROSS

- 1 Gem weight unit
6 Three-line Japanese poem
11 Container for Peter Pan
14 "You ___ busted!"
15 Past prisoner, for short
16 Prefix for a lifesaving "Pen"
17 "Why bother?"
19 Bit of Morse code
20 Trivial gripe
21 Stow cargo
22 "57 Varieties" brand
24 Purr former
25 Plane for a small airstrip, briefly
27 "Why me?"
33 Entire
34 Neeson of "Schindler's List"
35 Carps at
37 Blubber
38 90-degree pipe piece
39 Clinton's vice president
40 Johnson of "Laugh-In"
41 Island dance
42 Beast with one hump or two
43 "Why worry?"
46 Pet food brand with a ProActive Health variety
47 Chimpanzee, e.g.

- 48 Equally strange
51 Northwestern pear
53 Revolutionary Guevara
56 Logician's proof ending
57 "Why not?"
61 Spoon-bending Geller
62 Musical Merman
63 Eucalyptus-eating marsupial
64 Civil War prez
65 Students' hurdles
66 Kick out

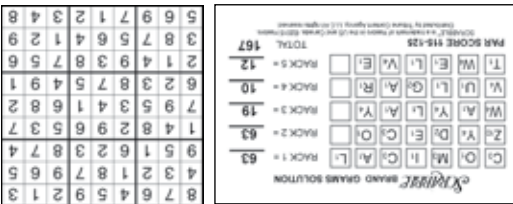
DOWN

- 1 Abel's older brother
2 Class for potential painters
3 Remainder
4 Residue in a smoker's tray
5 "You missed the deadline"
6 Pay attention to
7 Wheel-supporting shaft
8 Cold bagful for a party
9 Bout enders, briefly
10 Without footwear
11 "Star Wars" warrior
12 Neat as ___
13 Big name in hotels and crackers
18 Hiker's route
23 Stretch out
24 Phone screening service

- 25 Underwater experiment site
26 Tiny Dickens boy
27 Pier
28 Do-it-yourselfer's book genre
29 Indigenous Alaskans
30 Grand Roman home
31 Judd of country music
32 "Snowy" heron
33 Fighter's org.
36 Salt, on the Seine
41 Partner of haw
42 Baked treat often wrapped in fluted paper
44 Gizmo
45 Brewer's kiln
48 Greenish-blue
49 Balkan native
50 Drooling toon dog
51 Red root vegetable
52 Lubricates
53 Bloke
54 Ice fishing access
55 List-shortening abbr.
58 Suffix with Wyoming
59 Old videotape type
60 Fenway team, for short

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PUZZLE answers



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FIVE RACK TOTAL
TIME LIMIT: 25 MIN

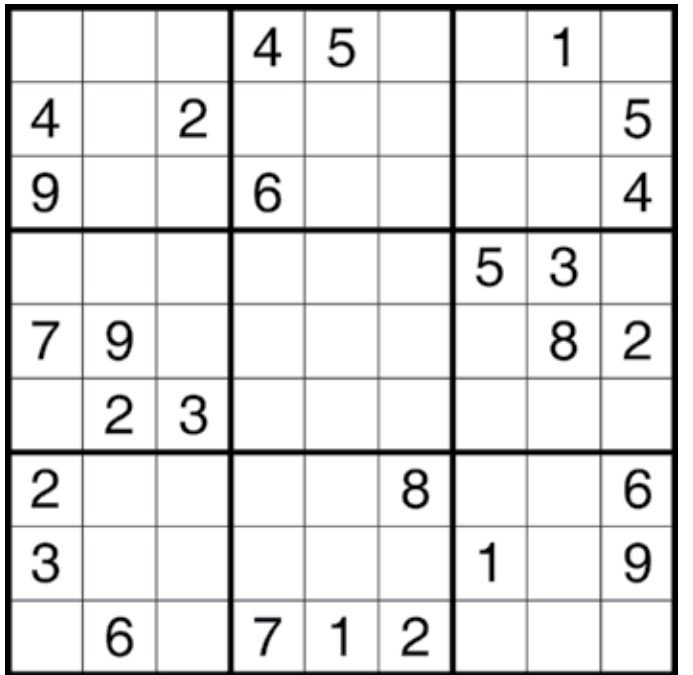
DIRECTIONS: Make a 2- to 7-letter word from the letters in each row. Add points of each word, using scoring directions at right. Finally, 7-letter words get 50-point bonus. "Blanks" used as any letter have no point value. All the words are in the Official SCRABBLE® Players Dictionary, 5th Edition. **SOLUTION TOMORROW**

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02-08

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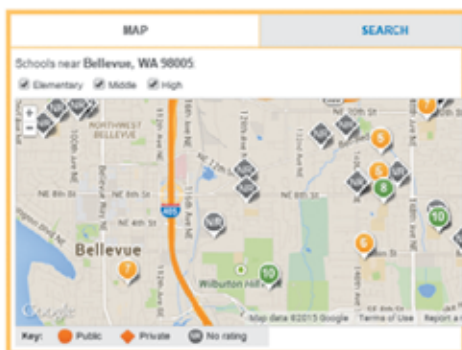
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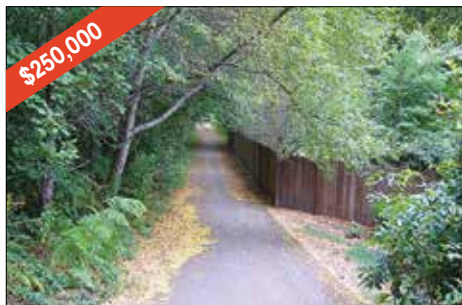
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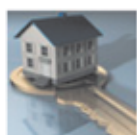
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