Willits Weekly | Edition 42 | January 16, 2020









Property Feature 1150 Bauer Rd. Laytonville

MLS: 21924576

Offered for sale at: \$440,000

Welcome to serenity! This beautifully built 3-bedroom, 2-bathroom 3,000-square foot log cabin is the perfect place to enjoy year-round or escape to over the weekend. Offering river frontage on Tenmile Creek and Mud Springs Creek, your days can be spent relaxing in the private swimming hole, kayaking down the creeks, or exploring the riverbeds while savoring a front row seat to the yearly salmon migration from the 11.6-acre property.

There are many thoughtful site improvements that make it easy to revel in this little piece of paradise, like a new 33 gpm well installed earlier this year complemented by both spring and river-fed filtered water systems, a fire suppression system on the roof, and a private hydrant in front of the house.

Multiple water tanks, a detached workshop with electricity, backup generator, and an above-ground fuel tank along with two established planting areas present many possibilities.

Minutes to downtown Laytonville or a short drive north to discover the Standish-Hickey State Recreation Area.

Come explore everything this bucolic setting has to offer.

Listed by: Anna E Harris (Lic: 02039513) 707-321-9021

Agent of: Coldwell Banker Residential Brokerage

> (Lic: 01908304) 707-321-9021









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707-367-0389 - Cell **707-459-5389 ext. 106** - Office



Custom built single story home with 2x6 construction tucked at the end of a quiet Cul-De-Sac in the Brooktrails subdivision. Many custom features throughout including skylights, hardwood flooring, expansive solid surface counter tops, ample kitchen cabinets, separate pantry, lots of closets and storage throughout. Home sits in the middle of 3 lots that total .71 +/- gentle acres. First time this home has been on the market, come see it today!

OFFERED AT: \$330,000

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Willits Furniture Center Successful business located in a high traffic area Expansive 8,140 sq. ft. building is ideal for an open show room. Reduced to \$849,000



**Quality Custom Built** 

•Redwood sided, 3 bdrm., 2.5 baths. •Multi-level, huge brick fireplace, cedar ceilings. •Large game room, new 30-year roof.



Commercial **Office** Building



Two story office building located on Main Street. Great central location in town. Close to shopping, schools, restaurants and full city utilities. Could be possible to have a residence and business. There is a new 30 year roof. \$265,000



2200 Sq. Ft. Home

•Pest clearance, deck, large fenced lot.



129+/-Acres Sky Rock Ranch



This is an outstanding one-of-a-kind ranch property. Gorgeous 3,700 sq. ft. custom lodge style home with every comfort you would want. There are 3 bedrooms and 3 full baths, a custom kitchen, a huge river rocked fireplace, office and many other features. Large barn, horse barn, shop, fenced pastures and well water. Borders Rocktree Creek. \$2,495,000

For information or an appointment to view please call:

Randy and Ruth Weston

707-459-4961 • 707-489-3333 CalBRE: 00990817 ruthweston@pacific.net 557 South Main Street • Willits

## Pet insurance is a lifesaver

And away we go ... 2020, let's do this!

If you are like me, my dear pups are my rock. They get me through the good, not so good, the ups and the lower moments in my life. And if you are also like me, sometimes you take better care of your animals than you do

I've learned (the hard and sad way) that pet insurance is, literally,

a lifesaver. Just like us - our dear pets need some regular maintenance ... and have the occasional unexpected health issue. Maintenance and health issues can add up: Having pet insurance help us manage these costs, especially helpful when accidents occur or serious illness.

How it works: Plans vary, but in general, you are reimbursed a percent of the total cost for certain medical expenses from surprise accidents, regular vaccinations and check-ups, or an unexpected illness. It's important to read through the competing policies to understand what is covered and what is not covered ... and determine the best policy for you.

Plans vary as far as timing of reimbursements. Generally, you pay upfront and submit receipts, and there is a window of reimbursement.

Like human policies, it's good to make contact with your insurer when something has come up and you are at the vet. Generally the veterinary staff is accustomed to working with the various pet insurance companies.

There are accident-only policies that tend to be a bit less expensive compared to an all-coverage policy covering maintenance and illness as well as

considerations:

Insuring a puppy versus an older pup: Some

premium as your pet ages; others do not. A puppy likely does not have a pre-existing condition where an old pet might, and that could be an issue when looking for a policy for a middle-aged or older pet.

Nicholas Casagrande

 Monthly premium versus deductible for treatment: Some companies have deductibles, others do not. Just like human health or car insurance plans. a higher deductible can often lower

Use insurer's online quote calculators found on their websites to figure what might be best for you.

Please strongly consider insurance. Because unexpected health issues can add up, some families have to make the excruciating decision to surrender their pet to rescue or even worse, put their family member to sleep.

I have three older pups ... and recently have been dealing with a variety of issues, from dental cleaning to ear infections, and mass cell tumors as well as wobbly hind legs. My pet insurance has been essential in helping me manage these conditions and treatments. Woof!

Nicholas Casagrande, EA, is an accountant and a financial advisor. His firm, NC Financial Group, is a wealth management firm serving individual clients as well as small-to-medium-sized businesses. Client work includes personal and corporate taxes, investment planning, insurance, and real estate. Premiums and deductibles/co-pays vary from one NC Financial Group's Willits office is located at pet insurance company to another. Here's some 675 South Main Street; contact 855-240-6606 or nicholas@ncfinancialgroup.com (taxes) or Nicholas. Casagrande@Ceterafs.com (investments) for more







## MENDO REALTY, INC.

# **MENDOCINO COUNTY'S**

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1460 South Main Street, Willits • (707) 459-5389 Located on the desirable wes



owntown Willits. Chef's abinets, and a fountain graces the deck near the outdoor kitchen area. Make this grand property your owr



bath home located between e Covelo Valley and eatures an upgraded kitcher and laminate floor coverings \$274,9000







Roxanne Lemos-Neese

707-484-6489

Dara Collicott

707-513-7825



Beautifully remodeled manufactured home, vaulted ceiling, vinyl floors, central hea and air. Laundry room, paved driveway, two lots, landscape Great value for your dollar.

Bill Barksdale

707-489-2232

bark@pacific.ne

Randa Craighead

707-841-7778

side 3 bedrooms and 2 1/2

bathrooms along with the 2 ca

garage on a large corner lot.

apartment that has 2 bedroon

Formerly used as a medical

on 3.17 acres and Currently

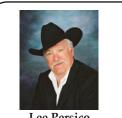
building is 30,566 sq. ft.

zoned PF (public facility).

Easy access to and from

lwy 101 and Hwy 20.

and 1 bathroom. This home ha



Lee Persico 707-459-5389



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707-354-2999

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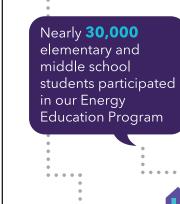
**Audrey Low** 707-972-0524

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People are talking about the clean eneray future.

\$2.1 Million the local Nearly **30,000** elementary and





Electricity delivered that's

**49%** renewable and **91%** 

carbon free

Donated **\$18,000** 

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Above, left: Mennonite Disaster Services volunteers work on a new home for a family who survived one of the big Mendocino County fires. Above, right: Mendocino County Construction Corps students and Hope City volunteers also work on the new home. Below: Mennonite Disaster Services volunteers pose inside one of the new homes they're helping to build for fire survivors.

TOTAL TO DATE

\$867,941

\$397,007

\$209,580

\$240,365

\$2,159,984

\$32,054

\$27,388

\$19,935

\$226,475

TOTAL \$4,206,684

\$41,535

**Financial Impact to Date** 

YEAR ONE

\$867,941

\$343,134

\$209,580

\$198,117

\$32,054

\$25,388

\$19,773

TOTAL \$2,376,721

YEAR TWO

\$53,873

\$42,248

\$2,000

\$226,475

\$41,535

Renters: 162

Homeowners: 240

TOTAL \$1,829,963

IMPACT TO OUR COMMUNITY:

Total insured losses: \$183,109,706

Rebuild Permits issued: 183 (16 in queue)

M-ROC has contributed to the rebuilding of 121 homes.

These include 12 homes using volunteer and workforce

development labor built by M-ROC construction partners.

Large Housing Assistance Grants to date: 121 households

Percentage housing lost: 25%

Rebuild permits finaled: 118

**RECOVERY & REBUILDING:** 

Homes under construction: 8

Homes completed in 2019: 3

M-ROC partner rebuilds to date: 12

Home Stretch Grants: 120 households

Home completed in 2018: 1

Mendocino-ROC (Rebuilding Our Community) is a partnership recovery team with a mission to identify, prioritize, and coordinate fulfillment of unme

disaster-related needs of individuals and families directly affected by the Redwood Complex Fire. Mendocino-ROC is chaired by The Community  $Foundation \ of \ Mendocino \ County, \ with \ leadership \ partners \ North \ Coast \ Opportunities \ and \ the \ County \ of \ Mendocino. \ Year \ two \ partners \ include: The$ 

Community Foundation of Mendocino County's Disaster Fund and MFP Recovery Fund, North Coast Opportunities, United Way of the Wine Country,

American Red Cross, Mennonite Disaster Services, Rebuilding Now, Hope City, Rebuild Northbay, and Catholic Charities.

\$1,302,093

AREAS OF SUPPORT

Community Recovery

Large Housing Grants

Homestretch Grants

long-term housing or work.

securing a rental after the fires.

purchase or rebuild a home

MENDOCINO-ROC PARTNERS:

counseling or self-care.

impacted by the fires

Immediate Relief - immediately following the disaster.

**Community Recovery** - efforts to help the community

Rental Assistance - to help survivors with the cost of

Large Housing Grants - gap funding to help survivors

Senior Respite - to help seniors with house or yard work,

Animal Habitats - to restore habitats for pets and livestock.

Kids Activities - to restore a sense of normalcy for children

Homestretch - to replace furnishings for survivors once they

Other Small Grants - these include therapy for survivors,

support for educators, and other small grant programs.

Critical Needs - designed to remove a barrier to stable, safe,

Included motels, gas, food and medicine

Other Small Grants

Immediate Relief

Rental Assistance

Senior Respite

**Animal Habitats** 

Critical Needs

## Mendocino-Rebuilding **Our Community**

helps fire survivors get back into a home

By Megan Barber Allende, CEO, Mendocino County Community Foundation

Two years since the 2017 Redwood Complex Fire, the Mendocino-Rebuilding Our Community project continues to work with fire survivors to help them get back home. M-ROC is a collaborative long-term fire recovery committee led by the County of Mendocino, the Community Foundation of Mendocino County, and North Coast Opportunities, along with faith-based leaders and community partners.

This year M-ROC's efforts have primarily focused on rebuilding, while also remaining aware of emotional wellness and other recovery

> To date, Mendocino-ROC has distributed over \$4 million to help those affected by the October 2017 Redwood Complex Fire and 2018 Mendocino Complex Fire. Of this amount over half has gone towards long-term housing in gap funding grants to buy or rebuild a home.

The year has also brought new partnerships, most notably a dedicated group of volunteers from Mennonite Disaster Services. Joining us from throughout North America, a total of 67 MDS volunteers have come for one to six weeks at a time to help build homes for fire survivors.

They have framed up four homes in the past three months. Our other construction partners, Rebuilding Now and Hope City, along with Mendocino County Construction Corps, have completed three homes this past year, and have three more currently under construction. Shortly after MDS leaves in March, we hope to have a total of 10 homes built for our fire survivors.

Over the summer we held the second Camp Noah for children impacted by the fires, welcoming 40 children for a week-long resiliency camp. To mark the second anniversary of the Redwood Complex Fire, we collaborated with Mendocino College's Phoenix Project to host a community wellness dinner for those impacted by the fire. With 160 people in attendance, the evening was a heartwarming opportunity for volunteers and survivors to connect as a community and share in their collective triumph over the adversity of the past two years.

By working collaboratively, we have been fortunate to touch most survivors in their recovery efforts, maximizing our collective resources for broad impact. With roughly \$500,000 remaining, right now it is our intention to get as many people home as possible by October 2020.

We thank our partners, our community, and the many volunteers who have made an impact in our recovery efforts. We hope our third year of recovery will get everyone

To learn more about Mendocino-Rebuilding Our Community, visit https://mendocino-roc.com/. A downloadable .pdf of the M-ROC report is available here: https://www. communityfound.org/site/assets/files/1818/mroc\_year\_ two\_report\_final\_small\_file\_size.pdf









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ROAD

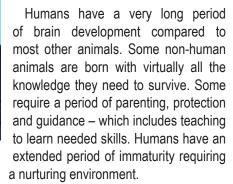
**WILLITS** 

Willits Weekly | January 16, 2020 Willits Weekly's Real Estate Section - Edition #42 - Publishes on the second Thursday of the month Pg. RE3

## Home is for learning

One of the great learning centers is, and always has been, the home. Learning is a lifelong process. My purpose with this column is not to represent myself as any kind of expert on this topic, but to, hopefully, interest you in looking further into how we learn and how

the brain works. When you are buying or renting a house and creating a home, this topic is something that, you may not have realized, is intimately related.



Columnist GRI Realtor®

Bill Barksdale

The average human baby hears and sees at birth, but their brain must learn to incorporate these functions. creating neuropathways and synaptic connections. That's why an infant's environment is so important. Loving, nurturing attention sends a different signal for brain development than a traumatic or negligent environment. Of course, it's not just infants and young people that are effected by what goes on, adult brains are learning and adjusting too.

Literally, what you think about is what you become.

I'm far from an expert in any medical field so if you have questions or concerns about behavior, the brain or related topics – please consult a qualified professional. I am very interested in learning and the brain, so I've begun researching to see what I can find out.

I started by researching the vagus nerve, which is a large nerve pathway that connects to virtually all the major organs in the body. I was injured from a ladder fall. Alert – be careful on ladders. Falling off one is no joke. Our brains are soft and easily damaged. Head trauma can change your life. Our entire nervous systems are part of the brain. It's to keep, and what gets pruned off and lost from that marvelous baby brain with all its not just what's inside your skull. It's all a connected system.

One fascinating area I've come across is called "neuroplasticity." Put very simply, neuroplasticity could be defined as the brain's ability to change, adapt and learn. It appears to do this through a combination of physical, chemical and electrical processes, determined by what it, the brain, evaluates as most important and most used areas of focus of the organism - in this case, the individual human being.

Some brain functions do fall away over time, but the brain keeps learning and changing throughout life. Nim Tottenham, PhD, of Columbia University describes a "critical period" of brain learning from birth to about age 7, where learning is easier. That's why early education is so important, but older adults can still learn and change their brain function to some extent, even possibly redevelop neuropathways that had been previously eliminated as non-essential for lack of stimulation.



Your growing brain operates on the "use it or lose it" principle.

Modern research indicates that the brain can rewire and even repair itself with proper diet, care and habits. Forming new pathways in the brain requires repeated practice. For example, stroke victims have relearned physical and mental skills through often-repeated

Habits, what you do over and over, appear to rewire brain neuropathways and synaptic connections. Repetition and concentration is a way the brain determines what's important possibilities. Habits and behaviors are powerful ways we learn. What you do repeatedly reshapes brain function. Choose wisely.

You can find fascinating information on YouTube or other internet sites by searching

It's about how you choose to live. Sports that result in brain concussion can have lifelong harmful effects. Drugs and smoking - isn't it obvious? The couch potato with poor diet will likely have a shorter and less interesting life than people who purposefully challenge themselves and eat wisely. Love and protect your brain. Keep learning.

Bill Barksdale, GRI Realtor®, was a 2016 inductee into the Realtor® Hall of Fame. He is an agent at Coldwell Banker Mendo Realty Inc., CADRE# 01106662. Visit his blog to read an archive of articles: www.BBarksdale.com or www.BillBarksdaleRealEstateJournal. blogspot.com.

## Bring the heat: Fireplaces, inserts, wood stoves, and pellet stoves

Winter in Willits can be chilly, especially in the mornings, significant technological advancement in home heating so I thought I'd share a little information about fireplaces, with a stove. Pellets are a processed wood product that the flame. inserts, wood stoves and other ways to warm up.

Since cavemen huddled around a fire, people have gathered together for the warmth and camaraderie a fire can foster. I love the crackling sound, the look, and the warmth a classic fireplace provides. Open hearths are my personal favorite, although they do come with some

When I pull out of the sentimental spot open hearths hold for me, fireplaces are hard to recommend. They are the highest maintenance, least efficient, and dirtiest option. You have to bring wood in from outside, clean the ashes out of the fireplace, and feel guilty about the pollutants you're releasing into the air.

If you actually want a source of heat, open hearths are not the way to go. Experts tell me that about 90 percent of the heat goes up the chimney. And, since the fire requires oxygen to burn, it actually pulls the hot air from the house and releases a good portion of that heat up the

You also have to contend with firewood: acquiring it, storing it, and hauling it in. Typically, a cord of wood will set you back a few hundred dollars and storing it requires space. In addition to being a bit of an eyesore, a woodpile can also bring unwanted critters like black widow spiders, rattlesnakes, and powder post beetles (beetles that can go from your wood pile into the siding of your home).

I know of one case in which a fox took up residence in a woodpile. As cute as foxes are, a mother protecting her babies turns a woodpile into a den to defend – not too safe for the 12-year-old who was supposed to bring the wood to the house. And carrying dirty, splintery wood into your house

So, if you can live without the crackle and burn of a real wood fire, consider a fireplace insert. They are much more efficient and readily available to retrofit into your fireplace space.

The next best option is probably the wood stove. The wood stove was basically the market's response to the inefficiency of the open-hearth fireplace. Wood stoves still come with all the downsides of dealing with wood as the fuel source; however, they burn a little cleaner and provide

Pellet stoves are relatively new and the first

Hard Money

burn efficiently. The pellet stove can be automated to maintain a certain temperature, a major innovation. Just fill a hopper with pellets, set the thermostat, and you'll have a cozy home without the constant tending required by wood stoves and fireplaces.

If you want to go a step up

on the easy-to-manage scale, choose a propane, natural gas, Richard Selzer or electric artificial fireplace (stove). They are efficient, don't require messy fuel storage, and

These stoves offer piped-in gas or wired-in electricity, far easier than fighting with your teenager about bringing the firewood around. They also pull oxygen in from outside,

you don't have to worry about chimney fires.

rather than pulling the warm air from the house, to feed

While we're on the subject of chimneys, be sure to have yours cleaned and inspected every two years if you're burning wood. Things happen. Bricks and mortar come lose. Critters build nests. And, if you don't have one, be sure to get a spark arrester. If you can't remember the last time your chimney was cleaned or inspected, you're due

If you have questions about real estate or property management, contact me at rselzer@ selzerrealty.com or visit www.realtyworldselzer. com. If you have ideas for this column, let me know. (If I use your suggestion in a column, I'll send you a \$25 gift card to Roland's Bakery!) If you'd like to read previous articles, visit my blog at www.realtyworldselzer. com/mendocino-county-real-estate-blog.

Dick Selzer is a real estate broker who has been in the business for more than 40 years.

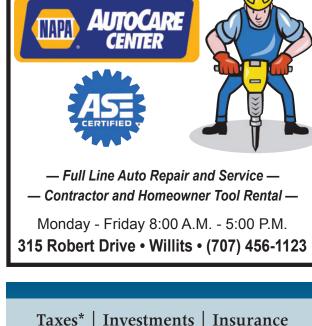










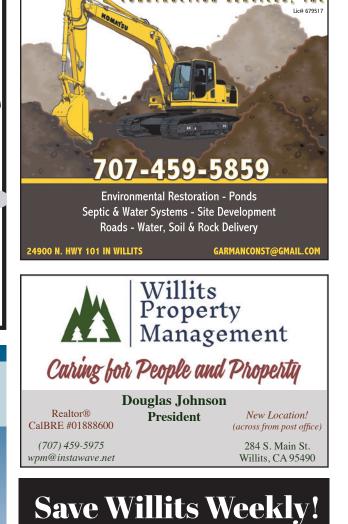


& Auto Repair

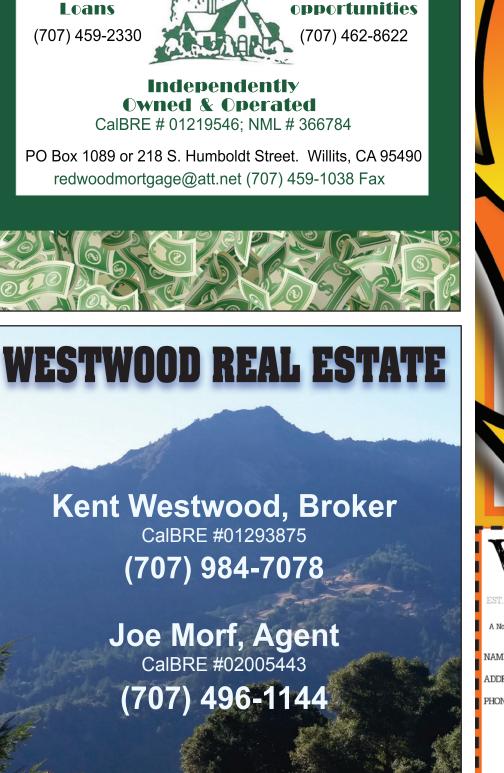
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# JANUARY CALENDAR







# BARRY<sup>I</sup>ST BONUS POINTS

9AM - 9PM

Come play day or night to receive

**5X POINTS!** 

With more points you get Free Play faster!



THURSDAYS JAN 9, 16, 23 & 30

of Conness

9AM - 3PM & 5PM - 11 PM

Earn 200 points to get a Flurries of Free Play Scratch Card. If you participated in the morning session, then you can get a second scratch card during the night session by earning 100 points. Or you will need 300 points for the night session only. Every card is a winner and you could win up to \$1,000 in Free Play!



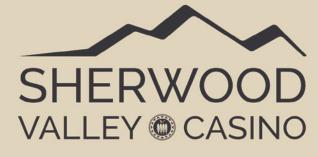
## SATURDAY JAN 18 7PM

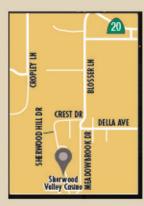
Join us at SVC with special guest/ Tim Sylvia to view UFC 246 on the big screen plus CASH drawings.



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