

# REAL ESTATE SECTION



At left, top, from left: A Sherwood Valley Rancheria family was painted by Sue Ellen Parkinson. The Willits Creamery family is captured in a commemorative mural. Elmo D. McEntire smiles inside his shop, McEntire's Sporting Goods.

At left: A trio of historical murals adorn the outside of Al's Redwood Room.

## Portraits of our Past

Murals throughout town tell the history of Willits and of a growing art community during the 1990s

Many of us have seen the mural portraits of local folks, displayed on downtown buildings, each with black corner tabs, like snapshots in the scrapbook pages of Willits' history.

**Debbie Boone Harry**  
Features Writer  
debbie@willitsweekly.com

But, few know much about why they were created.

This project was launched by two local women, Jean Chavez and Mary Porter. They were inspired after learning of a small Canadian town that transformed itself into a "destination point" by encouraging a focus on cultural arts.

This movement was catching on as Willits now had a theater playhouse for local community productions, and the Cultural Arts Commission had begun renovation of the Women's Improvement Club building to house an art gallery, classroom space, and dance studios.

Joining with the Willits Revitalization Program – an eclectic group including the City of Willits, the Chamber of Commerce, artists and businesses – organized an impressive community-volunteer effort to transform Willits into a destination for art lovers and tourists. Two hundred people took part in the project.

The first phase of the project involved the installation and painting of nine 5-foot-by-5-foot mural panels. This occurred over the weekend of August 27 and 28 in 1994.

Local artist Sue Ellen Parkinson painted some of the murals and she remembered doing preparation on the mural designs

before they were mounted. But artists did much of the work on the mounted panels as spectators strolled by, enjoying a festive atmosphere, with musicians entertaining the attendees.

The event finale, on Sunday, was a "Wine and Song Showcase" at the Willits Community Theatre, where artists celebrated and musicians performed. It was a city-wide event with shows at Tsunami Restaurant, Mendocino County Museum, and local galleries.

The subjects chosen for the murals were well-loved townsfolk and colorful characters of our community past. There are cowboy bronco busters, a silent movie star, longtime shop owners, a Sherwood Valley Rancheria family, and a fire chief veteran.

Some may recognize the sculpture featured in the mural of Mark M. Walker, on the wall of Al's Redwood Room. In 1988, at 96 years old, he declared, that in one week he became a folk artist, a philanthropist, and a bona fide public figure. He said, "Now, they tell me I'm a folk artist."

The portrait of another beloved local, Grandma Mavis, resides on the wall of the City Hall building. Kati Muhlhauser shared fond memories of her mother, Mavis, who moved to Willits in 1960. She was part of anything involved with kids. She was nominated by the police chief at a city council meeting as "Grandmother of Willits," and she was elected by a landslide.

The walls of our small town have many stories to tell.

At right, from top: Bob Alcott, Willits Fire Department veteran, plays a game of pool. Sue Ellen Parkinson painted this mural of children making crafts at Magic Mornings Preschool.

At right: Grandma Mavis sews a quilt in a painting found on the wall of City Hall. At far right: A painting of Don Coleman commemorates the local silent movie star of the 1930s.

Photos by Debbie Boone Harry



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# Retirement program options for business owners

Neighbors,  
Happy dog days of summer, post-pandemic ... Here we are!  
Truly, I've enjoyed reconnecting with neighbors and so appreciate being able to visit our neighborhood retailers. Businesses had to close or pivot during the pandemic months – many community retail strips will never be the same.



Nicholas Casagrande  
Columnist

It is vital to our communities to shop local. Jobs are created, relationships and friendships are established – the personal touch cannot be matched by an impersonal big box store or click.

More benefits of shopping local: You get the right item, no shipping fees, no return hassle, in-person advice, you know what you're getting / no surprises, minimal carbon footprint, reduce packaging and transportation.

If you spend \$100, \$68 stays local. Wages, taxes stay local. With national chains, only \$48 stays in the community (per Fundera).

Retail corridors create the identity of our communities. A street filled with unique and vibrant shops energizes locals and excites visitors, and there are real economic benefits to the community.

Independent stores are originals reflecting the soul and personality of a community. Be a consumer in your own community!

My best,  
Nick

This information is for general purposes only. Please consult a financial professional

for your own situation. Individual circumstances do vary.

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. NC Financial Group's Willits office is located at 675 South Main Street; contact 855-240-6606 or nicholas@ncfinancialgroup.com (taxes) or Nicholas.Casagrande@Ceterafs.com (investments) for more information.

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# A journey with friends

I was going to write a column about how credit ratings work, but I'm not in the mood. I'm sure Jennifer and Willits Weekly would be happy to have a real real estate column from me. One thing I learned from my long career is that real estate is more than business. Half of my job was being an untrained psychologist.

Thank goodness I've had a long and varied life with many experiences, many friends, many people I didn't like so much, but learned from. That's life's journey. It's also why one chooses a place to live – thus real estate.

I called an old friend that I used to work for in San Francisco nearly 50 years ago. Now for in his early 80s and finally closing his business, he was in a plane on the runway getting ready to take off for Italy. Richard is a dealer in Asian antiques. I bought a lot of things from him over the years, things I've enjoyed for most of my life and many I am now trying to find new homes for. Part of the clutter of a lifetime. Some pieces I can't let go of, not yet, so I continue to enjoy them. He taught me so much about how to appreciate the delicate beauty of Asian art. What a marvelous gift!

Half a lifetime ago Joe and I moved to Willits. We followed that dream to live in Mendocino County, to live



Bill Barksdale  
Columnist

in the country. We followed that same mysterious, clarion call that has enticed so many over the years. We had the experience of living in a small cabin in the woods – off the grid, an outhouse, running through the woods with the dogs in the fresh, clean air, a garden lush with John Jeavons' double-dug beds of lettuce, tomatoes, broccoli, strawberries and celery – life's real treasures.

I still remember what I think of as the happiest moment of my life. One snowy evening, sitting next to the woodstove

and reading by kerosene lamps, it was so quiet that I could literally hear the snowflakes falling on the front porch. I looked up and Joe was on the other side of the small room, reading. On the floor between us, our three dogs curled around each other sleeping. Old Robin, our city cat, sleeping on Joe's lap and being used as a book-rest. I thought "this is the happiest moment of my life." I still think of it that way.

Over the years friends have graced my life. My severely disabled dear friend, Gregg Barsi, used to come by my office for a visit in his wheelchair. One day he asked if I'd like to go for a walk. That "walk"

was a real eye opener. Gregg lived in his wheelchair and the sidewalks of Willits are a challenge for people with disabilities. Driveway dips are a particular hazard and Gregg fell into the street more than once needing help to right his chair and get back in it. Sometime the sidewalks disappeared altogether. Sometimes some idiot would yell

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It took 20 years to make this one of the best landscaped properties in Mendocino County. 1,800 sq. ft. home with 600 square foot garage.

Level building pad, with full infrastructure - "shovel ready" for addition or second residence.

Twelve feet tall cathedral ceilings. Four very large picture windows and glass French doors on rear side of home face panoramic sunrises. The sun rises into all rooms with all day sunlight.

No rocks, debris, dead or dying or trees on lot.

It took 2 licensed contractors and 10 permits to develop this property for what it is today.

State of the art 2,500 gallons reverse osmosis water well storage and treatment system.

State of the art reverse osmosis sewage treatment and disposal system for residence, with the full legal capacity for secondary unit.

No deferred maintenance or repairs needed anywhere in home, or garage, or on property.

Section One structural pest control clearance.

Modular construction is above stick built homes. Concrete perimeter foundation and 4 one foot tall by 63 feet long steel beams for stability. 50 years duration roofs installed 3 years ago. Dual layered and stained cedar siding on home.

Not in "A Very High Hazard Severity Zone" as per statutory disclosures statement.

Property complies with all 35 requirements and/or recommendations for fire safety.

All 62 documents which are required to be provided to buyer are attached to the contract - versus providing them during the escrow period.

Seller will provide copies of all relevant receipts for parts, materials, and labor, over these years.

All 55 operating manuals exist in 3 large binders.

Contact owner/developer/seller after reading the detailed information on this Internet site. Contact information is provided on that site.

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Not far from the town of Willits paved roads lead to this mountain property consisting of over 10 acres. Positioned along the upper elevation is a 2 bedroom, 1 bath modular home that is in need of TLC. Well water, a septic, and electricity are on site.  
**PRESENTED AT: \$240,000**

Turn-key home has 1 bed, 1 bath, office, laundry room and an attached single car garage. Also comes with a detached guest unit and a spacious 0.90 +/- acre yard with a garden, shop, several storage buildings, greenhouse and lots of parking space.  
**PRESENTED AT: \$395,000**

This 3 bedroom 2.5 bathroom home has high ceilings, open floor plan and beautiful wood flooring throughout. The kitchen is equipped with high-end stainless steel appliances, quartz countertops and breakfast bar. Includes 2nd lot.  
**PRESENTED AT: \$449,000**

This 2 bedroom 2 bath home includes an open floor plan, central heat and air, propane fireplace, tile counter tops, a primary bedroom with walk-in closet and bath. All this on a large corner lot that backs to greenbelt fully fenced with a front patio.  
**PRESENTED AT: \$279,000**

145 private acres with a 1 bed, 1 bath yurt. Great producing well and PG&E. All underground irrigation installed. Amazing open views and privacy. 2 separate parcels at the end of private rd.  
**PRESENTED AT: \$399,000**

3 bed, 2 bath with a classic ranch floor plan, downstairs laundry room, central heating/air and an automatic backup generator, dual on-demand water heaters, and tons of storage. Large garage and huge unfinished workshop/storage space.  
**PRESENTED AT: \$475,000**

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**\$825,000**

**Sweet Home in Brooktrails**  
With 1352 +/- sq. ft., 3 bedrooms, 2 full baths. Open floor plan including living room, kitchen and dining. Recently purchased a new range, refrigerator and garbage disposal, plus a new 30 year roof. Pretty views, private, large yard for landscaping.  
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and become a brilliant real estate agent. Tara is a Willits hometown girl, one we can be proud of.

What about Willits Weekly? If it weren't for Jennifer and Maureen, we wouldn't have a hometown paper! Their dedication and tenacity amaze me each week. We're one of the few small towns in the county with an independent small-town paper. That takes drive and dedication. My gratitude to everyone at Willits Weekly.

As I sit here typing and recovering, I can't leave out the people who made Adventist Health Howard Memorial Hospital happen! Also our fine new fire station. This little town has two of the finest such facilities in the county. This little town has a world-class hospital! A group effort by dedicated people who had a dream and pride of community to see to it that we had the best! Wow!

Somehow the Willits Center for the Arts and the Willits Community Theatre keep hanging on, bringing live entertainment and a showcase for our area's very fine artists. Gary Martin, Steve Marston, Mike A'Dair, and so many more dedicate their lives and thousands of hours to offering us art to enrich our lives. Lois and Jeff Hoover somehow have kept our cherished Noyo Theatre operating. They've made this vintage theater better and better, bringing us the latest in movies. Remarkable.

The Willits Food Bank, Willits Daily Bread, Willits Senior Center – all friends. All doing their service to our community. All loved – yes loved. There are many more people on this journey I'm taking, more to thank for their generosity and sharing their own journeys with me and so many others. This is community. These are some of the people that make life worth living. The old real estate saying "Location, location, location" has many elements – not just a view.

Bill Barksdale was inducted into the 2016 Realtor® Hall of Fame, and served as chair of the County of Mendocino Assessment Appeals Board, settling property-tax disputes between the county assessor and citizens and businesses. Read more of Barksdale's columns on his blog at [www.bbarksdale.com](http://www.bbarksdale.com).

**27421 Ridge Road Willits \$475,000**  
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COLUMN | How's the Market?

# Summer maintenance before the weather turns

Summer is the perfect time to take on a few home-maintenance projects, so before the sunshine gives way to fall showers, here are some recommendations.

Richard Selzer  
Columnist

If you see peeling, cracked or chipped paint, consider painting the exterior of your home to protect the siding underneath. Now's also a great time to seal cracks in the driveway, patio, and in any walkways, and to waterproof any wooden decking.

Before painting or sealing anything, some people rent a power washer to remove dirt and old paint flakes. Cleaning your deck, patio, or siding with a power washer can be a great option. However, if you've never used a power washer, a word to the wise: a strong power washer can blow holes in concrete. Read the instructions and start slowly.

Another great summer project is cleaning windows and screens. If you have a hole in a screen, it's often easier to replace all the screening mesh rather than patching it. Be sure to align the little squares in the mesh with the screen's frame edges. It's amazing how noticeable it is when the mesh isn't straight.

As you walk around the exterior of your home, look for vegetation blocking vents or surrounding any mechanical devices like heating and air conditioning units. If air flow is required for things to work properly, vegetation can shorten the life of your equipment and keep moisture from escaping as it should.

Keep bushes trimmed and remove weeds. In fact, you may as well trim tree limbs up from the ground and away from your roof. Fire season is right around the corner and now is a great time to create a defensible space.

Moving to the interior, summer is a great time to have your carpets and upholstery cleaned. A hot summer day can dry carpets and couches in a matter of hours. You can also wash or air out area rugs.

If you haven't changed the heating and air conditioning filter recently, put that on the list, along with inspecting your fireplace and chimney. If you see any cracks, schedule the repair now before the chilly nights of fall arrive and everyone starts requesting this type of maintenance. Ideally, you should have your chimney inspected annually.

When cooler weather does arrive, please remind your college student not to move their outdoor barbecue under an eave, or worse, into a garage to escape the rain. It's amazing how many fires are started this way. Also, those barbecues in an enclosed space can lead to carbon-monoxide poisoning. If they don't know how to cook on a regular stove, buy them an indoor grill for winter.

Another indoor issue to remind millennials of is using bathroom fans when they shower. Too much moisture or humidity in a house can lead to all sorts of problems, including mold, mildew and bugs. To manage moisture, you can also check under the house. If there's moisture there in summer, it will only be worse in winter. To reduce humidity there, you can add vents and / or sub-area fans.

Finally, it's always wise to check hoses (like those connected to washers and dryers) and to make sure gas-fired appliances are properly vented to the outdoors.

Clearly, this is not an exhaustive list, but it's a start. The simple act of walking around your home looking for maintenance opportunities is sure to bring additional projects to light.

If you have questions about real estate or property management, contact me at [rselzer@selzerrealty.com](mailto:rselzer@selzerrealty.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 Bistro!) If you'd like to read previous articles, visit <https://selzerrealty.com> and click on "How's the Market?"

Dick Selzer is a real estate broker who has been in the business for more than 45 years.

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