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FEATURE

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Property feature co-listed by:

Alicia Kepple

(DRE# 02108446)

and

Lee Persico

(DRE# 00446837)

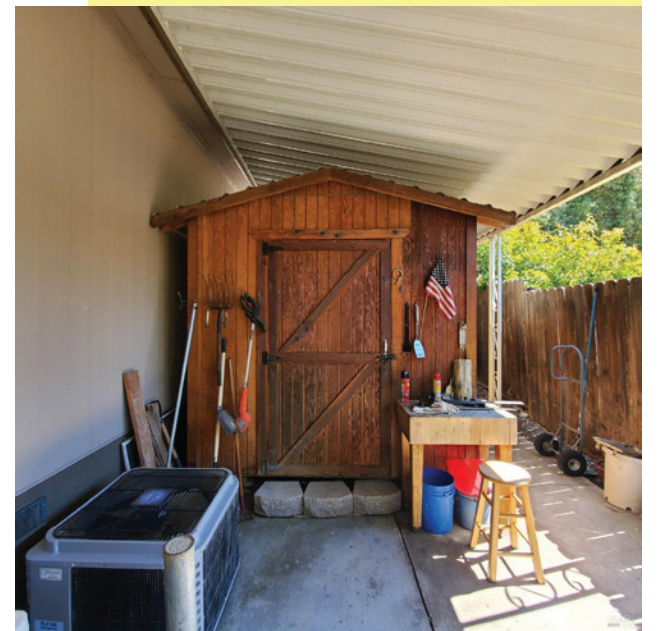
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\$1,695,000

Beautiful Level Lot in Town

Zoned commercial but could have a residence and a business with approval from the City of Willits. Convenient location, pretty spot.
\$79,500

For information or an appointment to view please call:

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Just for you alone

Some years ago I was walking down a street past a bookstore and out front was a book on a sale-shelf. The title jumped out at me, the only title I noticed was "It's Never Too Late to Begin Again: Discovering Creativity and Meaning at Midlife and Beyond," by Julia Cameron. Cameron also wrote the bestselling book "The Artist's Way." She's a big proponent of looking to yourself for "the answers" to one's life.



Bill Barksdale
Columnist

As most people who read my column know, I write virtually every day. I didn't until I read this book, but I've kept a journal since I was in high school, so writing, or whatever creative activity you do, is not just for the "middle-aged" or older. It's something I've found useful for most of my life. I recently began to look at journals from years ago and found things that I don't even recall anymore, but was reminded of the events and thoughts that have chronicled my life's journey.

One thing that particularly attracted my attention in Cameron's book is titled "Morning Pages." She writes, "Every morning, as close to waking as possible, write three pages about absolutely anything." She urges that you write by hand on 8.5-by-11-inch paper. I just buy inexpensive spiral notebooks of that size. "Please do write by hand," she specifies. What you write is just for you alone, not to be shared with anyone. It's completely private and "strictly stream-of-consciousness." Just anything that comes to mind, even the most of mundane things like "I'm going to walk the dog later" etc.

The point is to clear out the "psychic debris" in one's mind. She says it's not even "journaling," although I consider it so. If you think your life is not that interesting, let go of that thought. Everybody's life is interesting. We all have our fun times, challenges, people and experiences, inner thoughts. Some people draw, or write poetry (even if, like me, you never wrote poetry before), write songs, make quilts that often tell a story, make theater, paint, garden, meditate.

I occasionally write a letter to someone who's no longer actively in my life – perhaps a loved one who has died or with whom I am no longer in contact. I don't send the letters. I believe that on some level, they hear me. In any case, it helps me to explore my feelings about what our relationship was and is about. I've sometimes written letters to my late father with whom I had a sometimes challenging relationship, and I've found I understand him better and have grown to love him, or at least understand him more. I'm understanding why he was the way he was.

My morning writing is my therapy. If I recall a dream, I write it down. One doesn't have to analyze the dream, just write it down. The meaning may come later. Dreams are usually more symbolic than literal. It takes some time often for the meaning to reveal itself to you.

Some "symbols" in a dream – like a house, are thought by some psychologists to be a symbol of yourself, your inner self. Different rooms might be different aspects of yourself. A roof blowing off might mean a loss of something important, feeling vulnerable, or it might mean opening yourself to a new phase of your life. Who knows? Symbols are personal, what it means to you. The psyche is a mysterious place, mostly because we're often taught to disregard our imagination and random thoughts as meaningless or unimportant, but you know deep within yourself that there is a message there for you. The meaning may reveal itself to you later, or immediately.

What one thinks about determines what may likely be where you are headed next on your personal journey. I've never thought of myself as a "writer," but writing has helped me to think about myself and what I'm about – something we are

often told is "selfish" or somehow unimportant. Boy, is that NOT true. Thoughts are the seeds of beliefs. Some beliefs have been taught to us by others, reflecting their beliefs in an effort to pressure us into adopting those beliefs, but their beliefs may not serve "me" well. It's OK to let go of someone else's beliefs if they don't reflect what you feel within yourself.

When I was nearly 19, I set out on a path that no one else in my family had taken. I moved far away from "family" and the place I was raised, and exposed myself to a life that was very different from the one I was familiar with. I've always been grateful that I took that gigantic step into a different world and left the old influences behind. Of course, our past stays with us and those people remain a part of us, but new experiences require reinventing oneself. That's what "growing up" is all about.

I had no desire to live the life of my parents or in the places I'd grown up. For me the adventure of finding out who I am was the path I was on, am still on. The profession I thought I was pursuing turned out to be helpful in some aspects, but was just the beginning of my journey. In fact, I've read that many people change jobs or professions, on average, four times in their lifetimes! I know that's true for me.

One grows to a place on their personal journey and they get to a place that I call "a changing point." I realize I've gotten what I could out of that part of my journey, and then I want to try something else. Some of the stuff from those other places I've been in my life is still part of me. Some are places that have been disturbing and I'm trying to figure out why. Life is kind of like a stream, with boulders and diversions on the way. Sometimes the stream splits and one chooses one way or the other – a changing point. Something new. A new adventure.

I've found that for me, writing my thoughts and memories is often helpful in deciphering why I took that divergence. Sometimes it's not necessarily the happiest change, so I change directions again. The choices are virtually infinite. If you feel "stuck," you may be ready for a new direction, a new thought, a new place to live – something new to explore. Health changes, finances change, relationships change. One's needs change as one grows and changes. With age often comes wisdom. Youth has its own wisdom and energy, many possibilities. It often takes courage to take that next step.

When I was in my mid-20s, I worked, briefly, in a factory where the workers assembled podiums and display stands. Every day the workers would go to the same job, installing the same bolt or whatever, in the same place – every day! I had what I considered the best job there as the maintenance man. I got to move all over the place and was constantly looking for whatever needed my attention. It wasn't enough to keep me there for more than a couple of months, but I often felt a little sorry for the people who felt they had to keep doing those same repetitive, boring jobs every day just to get along. Seemed so sad to me. Some had been doing that for years!

We each have a world within ourselves. It may seem frightening or "selfish" to explore something else. You may have obligations such as family or "expectations," and those are real and important. Yet, there are always possibilities for change that can allow one to care for children or other loved ones, for instance, and still be true to yourself. Sometimes relationships end or change, and you moves on in a new direction. Only you can decide that.

As Cameron wrote, "It's Never Too Late to Begin Again." Life is a series of beginning again. Life is literally lived moment to moment. One's health can change in a moment. One's relationships change, sometimes closer and more loving, sometimes it's time to distance to gain a new perspective.

I'm always examining my life. Writing every day helps me with that, but for you it may be something else – meditating, walking, volunteering, caring for someone else or for a pet, finding a hobby. There are so many paths in life, so many changing points. Kindness is an important guide, but kindness involves you and the other. Attachments can be a trap. You have to figure that out and, as the old saying goes, "Let your conscious be your guide."

Nothing stays the same. That's the rule. Listen to your intuition, the loving part of yourself, the honestly truthful part of yourself. I wish you well. We each have our own life after all.

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 & citizens and businesses. DRE# 01106662, Coldwell Banker Mendo Realty Inc. Read more of Bill's columns on his blog at www.bbarksdale.com. 707-489-2232

Removing bad smells

When you're looking for buyers or tenants for your property, you'll have a hard time finding anyone who wants to sign on the dotted line if unpleasant odors are the first thing to hit people when they walk through the front door.



Richard Selzer
Columnist

In winter, we often keep windows closed against the cold, which can make bad smells inside the house even more pungent. Here are some tips to get rid of stubborn smells.

Old garbage and rotten food

Not only can old food and garbage smell terrible, but it can also invite pests – everything from fruit flies to rats. If you're faced with this, the first steps are to move the refrigerator outside to empty it, throw out the trash, and open all the windows. Then scrub the area with soap and water and follow up with a disinfectant like Lysol. Once the food is gone, the pests usually leave, too. If they don't, call an exterminator.

Pet odors

Pet odors can seep into walls, carpets, and window treatments. After opening all the windows, clean the property thoroughly, including scrubbing all hard surfaces with a 50 / 50 mixture of water and vinegar. To identify the source of the smell, use a black light in a dark house to find urine stains. Once you've cleaned all you can, call a professional carpet cleaner who specializes in pet odor removal to deep clean the carpets and drapes.

Strong spices

Smells from some foods and spices can linger. To address this, scrub hard surfaces with a water / vinegar solution (a cup of water with two tablespoons of vinegar) – especially around cooking areas – leave the surfaces damp and allow them to air dry with the windows open. It's also a good idea to change the air filters.

Cigarette smoke

One of the harder smells to get rid of is cigarette smoke, since it tends to seep into porous surfaces. Not only does the smoke permeate carpets, the resin and tar can be hard to remove from walls and lampshades. I once had a three-pack-a-day tenant in one of my rentals. When he moved out, we had to clean the walls, the windows, the carpets, the drapes – every surface in the property. After that, I added a no smoking clause to all future lease agreements.

Marijuana oil and methamphetamines

Although marijuana is legal according to California state law, cleaning up after an indoor grow is no fun. Start by cleaning all hard surfaces with hot water and soap. If necessary, follow up with a 50 / 50 water-vinegar solution. Then have the carpets professionally cleaned.

If you notice a strange chemical smell that reminds you of nail polish remover or cat urine, the property may have been used to manufacture methamphetamines. Since meth is water-soluble, you can use the same cleaning techniques as those used for marijuana. Because processing meth can leave behind toxic chemicals, it's best to hire a professional cleaning company to decontaminate the property. If you find any illicit drugs left behind, call the police.

Tips to make holiday dinners more affordable

'Eat, drink and be merry' is a familiar refrain come the holiday season. Hosting a holiday dinner is a great way to welcome family and friends and encourage them to embrace the festive nature of the season. However, the high cost of foods and other essentials may have certain holiday hosts rethinking their menus and their guest lists this year.

A 2024 Pew Research Poll showed Americans worried about the state of the economy cite the price of food and the cost of housing as their foremost concerns. More than 90 percent of Americans say they are 'very' or 'somewhat' concerned about the cost of food and consumer goods.

Average annual food-at-home prices were 5 percent higher in 2023 than in 2022, according to the USDA Economic Research Service. Inflation has been a key topic of discussion for much of the last three years. While data from the U.S. Bureau of Labor Statistics

Read the rest of **Dinner** Over on page RE4



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Final thoughts

Before using a water / vinegar solution (or any cleaning solutions you're not familiar with), test a small patch in an out-of-the-way area to be sure the cleaning solution doesn't stain or otherwise harm the surface. Also, if you're a landlord forced to do extra cleaning after a tenant leaves, you may be able to charge the tenant for the expense. Be sure your lease agreement is explicit about what is allowed and what isn't with regard to smoking and pets; otherwise, a court may decide you're simply dealing with normal wear and tear.

When you believe you've eliminated all the odors, close the house. When you return a few days later, if it smells clean as soon as you open the front door, you're probably in good shape.

If you have questions about real estate or property management, contact me at 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 Loose Caboose!) If you'd like to read previous articles, visit www.selzerrealty.com and click on "How's the Market?"

Richard Selzer is a real estate broker who has been in the business for more than 45 years. The opinions expressed here are his and do not necessarily represent his affiliated organizations.



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Do elections affect investment and tax planning?



Nicholas Casagrande
Columnist

Neighbors,

If you are an independent contractor OR a business that uses independent contractors, or if you are required to issue a 1099 – this article is for YOU!

There are more than 10 types of 1099s. Specifically, I want to talk about the 1099 NEC, the most common. NEC is short for non-employee compensation – meaning

an independent contractor or self-employed person hired to complete work for a company. NOT an employee of a company, hence independent or self.

Independent contractors can do all sorts of work for a company, and should that work exceed \$600, then the company must issue a 1099-NEC to you, the self-employed

person, and submit / report it to the IRS.

When an independent contractor is hired by a company or an individual, a W-9 IRS form is required to be filled out, recording name, address, social security number, and signing that the provided information is truthful.

Here are important aspects to know about the 1099-NEC process:

1. 1099s are mailed by the issuer to the independent contractor by end of January. Make sure you check for errors upon receipt. Did you get the agreed-upon amount? If not, contact the company ASAP.

2. The issuer must transmit the federal copy to the IRS by the end of February.

3. The company will also mail 1099s to your state to be calculated in your state income tax if the state requires a separate filing.

4. Make sure the issuer has your correct address. You provided an address on your W-9 form. Your social security number is on the W-9 and the 1099, so the 1099 will be tracked by the feds and the state, even with the wrong

address. After concluding the work for the provider, update the new address with the issuer if necessary.

There are many benefits to being an independent contractor. You can often claim tax deductions for mileage, meals, home office, phone, internet, retirement accounts, disability insurance, which will lower your taxable income. You have flexibility, you learn different businesses, and you are your own boss. Stay organized, keep receipts, there's some admin needed to support these benefits.

Please let me know if I can answer questions or get you set up to make the most of your independence and protect what you all have worked so hard for!

My best,

Nick

Nicholas Casagrande 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.

The rest of **Dinner** | From page RE3

indicates inflation continues to cool off from all-time highs, consumers are still anxious about how food prices are affecting their bottom lines and their holiday entertaining plans. According to FarmDoc Daily, which offers agriculture-based data analysis, 68 percent of U.S. consumers expected rising food prices to impact their holiday meals in 2023. Similar concerns may prevail in 2024.

Stretching holiday entertaining dollars comes down to being savvy. With that in mind, hosts can consider these meal modification strategies this holiday season.

■ **Replace a high-cost protein with a more affordable alternative.** Sometimes a holiday meal calls for pulling out all of the stops, and that may mean spending more on a special main dish. Rather than a luxury like beef tenderloin or prime rib roast, consider a less expensive dish, such as a pork tenderloin, roasted chicken or even seafood.

■ **Add extra side dishes.** Incorporate an inexpensive item like rice, beans or an extra vegetable side dish into the meal so that plates can be filled with the less expensive foods and fewer high-cost items.

■ **Shop the sales.** Plan meals around a supermarket circular. While you may have had one holiday dinner idea in mind, once

you see what the stores are putting on sale you can stock up on those items and build the dinner around them. If you find a good deal several weeks away from the holidays, buy the items and freeze them until they're needed.

■ **Buy generic or store brands.** Chances are no one will notice if you use generic or store brand ingredients, which can be considerably cheaper than their brand-name counterparts. Many are even manufactured in the same facilities that produce the name brand stuff.

■ **Make an affordable drink.** Alcohol costs can add up when you try to cater to everyone's tastes and preferences. Make one or two bulk drinks, like a holiday punch or signature cocktail, so you can keep alcohol costs in check.

■ **Stretch the snacks.** Instead of a charcuterie board filled with expensive cheeses and meats, opt for dips and raw vegetables or a low-cost cheese ball made with cream cheese and herbs with crackers. Keep snacks to a minimum; otherwise, guests may fill up and then not have room for dinner.

Holiday hosts can embrace various strategies to save money on family meals this season

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PRESENTED AT: \$379,000

Craftsman-style home currently divided into four rented apartments, all separately metered for natural gas and water. 3 apartments have a kitchen and a full bathroom. 1 apartment has 2 bedrooms, 1 bath, and a bonus room. Large backyard, decks and porches.
PRESENTED AT: \$685,000

2 bed / 2 bath home with 2 car garage. On-demand water heater, dual pane windows, open concept floorplan for the living, dining, and kitchen areas. Bonus room with cabinets for additional storage or pantry. Storage sheds. Ample parking for cars or RV.
PRESENTED AT: \$310,000

3 bed, 2 bath highly energy efficient home. Radiant floor heating as well as a cozy wood burning stove. Open concept Kitchen, Dining, and Living room. Vaulted ceiling, skylights and large windows. Fenced garden area, and chicken coop.
PRESENTED AT: \$510,000

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