

# THE MONTHLY BUGLE

*The Official Newsletter of Coldwell Banker Antlers Realty, Inc.*



## 5 ★ RATING

**My wife and I just closed on our new home! Couldn't have done it without Joe Desson. He did a fantastic job and can't thank him enough! With whatever questions we had he was there every step of the way and exceeded our expectations. We closed on time thanks to him. Whole process was a great experience. Thank you again Joe!**

**- John Hartwig**

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## How to Host the Ultimate Backyard Labor Day Party

*Written by Jennifer McGuire of CBBlueMatter*

Savor the waning days of summer by hosting one last hurrah during Labor Day weekend. Turn your backyard into a welcoming space to celebrate America's "work hard, play hard spirit" and pay homage to the many achievements of workers nationwide. Here's how to throw the ultimate Labor Day get together for your family and friends.

### Choose a Hardworking Theme

Labor Day, first celebrated in 1882 and declared a holiday in 1894, has a rich American history – making a red, white and blue color scheme a great traditional choice for your party theme.

### Be a Grill Master

Backyard relaxation is synonymous with grilling. The possibilities are endless for creating a menu that'll please diverse tastes. Start with a selection of marinated meats or the classic choice of burgers and hotdogs, served alongside grilled veggie skewers for vegetarian guests. Incorporate seasonal side dishes like grilled corn on the cob, potato salad and coleslaw. Need more inspiration? Check out some of these yummy BBQ-themed grilling options for a flavorful celebration.

### Add a Memorable Twist with a Signature Drink

Along with traditional beverages (sparkling waters, sodas, wine, beer, etc.), top off your BBQ menu with a signature cocktail you can make in advance in a large batch. Some refreshing ideas include classic margaritas and watermelon mojitos, along with mocktail options like a non-alcohol frozen margarita. And don't forget about the kiddos! They'll get a kick out of having their own special drink like a homemade fruit punch.

### Pump Up the Entertainment

For a memorable Labor Day party, consider organizing a lively trivia game centered around Labor Day facts or summer traditions, and include some small prize giveaways. Keep the kids entertained with a craft station where they can create patriotic-themed decorations. As the sun sets, you can extend the fun with an outdoor movie screening. Cozy things up with some blankets and pillows – and popcorn, of course.

Take full advantage of the last long weekend of the summer with a Labor Day bash that creates a lasting memory and gives everyone some well-deserved R&R.





## 2928 Sheridan Ave. Cody



**3 Bedrooms 2 Baths 1,539 sq. ft. 0.04 Acres**

Now is your chance! A top to bottom remodel makes this property comfortable and inviting! Currently a very successful VRBO, or a place for you to call home, this one has many possibilities. 3 bed/2 bath END UNIT with an oversized deck and trees combined with new flooring, paint, trim, appliances, fixtures, texture, vanities etc. etc. etc! Nothing left for you to do except enjoy it! Call today before this one gets away!

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# FOR SALE

# Industry Highlight

## What an interest rate cut could mean for buyers in a wild housing market

**Experts anticipating a cut of the Federal Reserve's benchmark interest rate this fall think it could stabilize the housing market's wild ride of the last few years.**

Experts anticipating a cut of the Federal Reserve's benchmark interest rate this fall think it could stabilize the housing market's wild ride of the last few years.

"The next 12 months is going to be better for buyers than what they've experienced the past couple of years," said Greg McBride, chief financial analyst with Bankrate.

It's welcome news for Andrew Rayas, a real estate agent in Southern California, one of the hottest housing markets in the country. He thinks the rate cut could encourage more first-time buyers to get into the market and more sellers to list their homes, increasing inventory in a starved market.

"There's more people that are motivated to sell, or more [who are] confident thinking, 'Hey, if we were to sell our place here, we know we could get into somewhere else,'" he said.

An inventory increase could put power in buyers' hands; they're coming off a brutal 2023 when inventory was so low the National Association of Realtors says existing home sales were at their lowest since 1995.

It has yet to get better. The group says June 2024 saw the median sale price for a home hit its highest level ever recorded.

Yet Rayas sees early signs of that turning around.

"As of right now I have the most sellers I'm working with ever in my career in real estate," he said.

"The nuance that's significant is how fast do mortgage rates come down?" McBride said. "If mortgage rates drop really sharply, that's likely to produce the type of surge in demand that could push prices back up, offsetting some of that benefit."



# Sustainable Spaces: Patios and Decks

Experts say a home's eco-friendly features—and their selling points—can extend to outdoor spaces, too. Real estate professionals nationwide have reported that home buyers are increasingly curious about houses' eco-friendly features. When considering a home's environmental friendliness, it's natural to think first of Energy Star appliances and water-saving bathroom fixtures. But outdoor spaces can be sustainable, too. Decks and patios already offer up to an 80% return on investment for homeowners, according to U.S. News & World Report. Learning to identify eco-friendly patios and balconies can help position you as an expert on the selling points of sustainable housing and, ultimately, help you close sales faster.

## Understanding the Value of Green Patios

Eco-friendly patios help preserve resources and protect the environment. Not only does this appeal to today's buyers—who are increasingly interested in sustainable living—but these features have practical value, too.

Homes with green patios offer several selling points:

- Sustainable patios boost buyers' perception of the home.
- Sustainable patios with rainwater harvesting reduce water bills.
- Sustainable patios with passive cooling features minimize air conditioning use.
- Sustainable patios extend the livable area of the home without increasing energy costs.

## 5 Sustainable Patio Design Features to Know

These sustainable patio design ideas can help new builds stand out in crowded markets. They're also helpful considerations for homeowners who want to renovate or add value to their existing patios.

### Use sustainable materials

The most sustainable materials for any construction or renovation project are those that already exist. In other words, recycle and reuse.

If you can't find local boards or bricks to reuse, opt for building materials known for their eco-friendliness: reclaimed wood or concrete for flooring and recycled glass for decorative mosaic tilework or inlays in heavy-duty concrete tables or benches.

### Install a rainwater harvesting system

Adding a rain barrel is a great way to boost a patio's eco-friendly factor. Harvesting rainwater can save on water bills because the rainwater can be reused to water plants and for landscaping. But there's also a potential money-making benefit for seller clients: 10% of homeowners say landscaping that integrates energy conservation is "very important" to them.

## Opt for sustainable lighting

Beautiful lighting is often the difference between a lackluster patio and an inviting space that homeowners use for gatherings, summer dinners and more. That said, good lighting is an investment.

Solar lights work well in most places in the United States, but the U.S. Department of Energy emphasizes that outdoor solar light manufacturers' estimates on the number of hours the lights will run vary according to outdoor conditions. The department estimates solar light operating times "may vary as much as 30% to 50%" in winter months.

## Incorporate passive cooling elements

Many U.S. states have experienced record-breaking heat waves in the last few years. Incorporating passive cooling design into new or renovated patios can make a huge difference in the number of weeks per year that a homeowner can comfortably enjoy the space.

Passive cooling ideas for a patio include:

- Installing retractable awnings to control shade.
- Planting lush foliage around the patio or in pots on the patio helps absorb heat and offers pockets of shade.
- Adding a water feature can help cool the air directly around it.

## Get selective about planters and greenery

Homeowners who want to beautify their patio spaces while also cashing in on the benefits of passive cooling should think carefully about which planters and plants they want to use. That may mean opting for plants that don't use too much water. Another sustainable solution is using planters with water reservoirs.

# COMMUNITY CONNECTION

## FarmTableWest

FarmTableWest began to create a new market for small farmers, and make it more convenient than ever to buy from them. We believe that together, food and community can change the world for the better. By selling local produce, meat, eggs, and sweets on our website coupled with Home Delivery Monday-Friday we hope to bridge the gap between people and food.



### Grow Your Own Food: The Ultimate Gardening 101 Course

Whether you're new to gardening or looking to refine your skills, this comprehensive course will guide you through every step of creating a productive and beautiful garden. From planting to harvesting and everything in between, we've got you covered.

Their Gardening 101 Course offers 70 detailed videos covering everything from starting your garden, managing weeds and pests, planting, nursery care, harvesting, and storing your crops. Led by experienced vegetable farmer and gardener, Zach Buchel, you'll learn tried and true methods to help you grow mountains of food!

Online Farmer's Market  
Shop Local, from your living room.



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# Caught Up in the Moment

I had a listing that needed some septic work done. I was at the house when the two contractors arrived, and while they were doing their work, I used my electric blower to remove the debris from the driveway. I was thinking it would be an easy job and I could go from the listing to my office. But I happened to be wearing a pretty mid-length dress that day, and suddenly, as I was working, I noticed my dress beginning to tighten around my legs. The intake fan had sucked my dress into the blower!

Unable to get my dress out myself, I called the workmen over to help me pull it out of the blower. They both tugged and pulled the frayed fabric out, releasing me from my blower bondage.

We all had a good laugh, and I learned a valuable lesson that day: Wear the appropriate attire when doing yardwork.



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## Spiced Zucchini Apple Baked Oatmeal with Cinnamon Vanilla Glaze



PREP TIME	COOK TIME	TOTAL TIME
20 MINS	35 MINS	55 MINS

**Wet ingredients:**

1 medium zucchini  
1/2 cup unsweetened applesauce  
2 eggs  
1 cup unsweetened almond milk  
1/4 cup pure maple syrup  
1 teaspoon vanilla extract  
2 tablespoons melted butter

**Dry ingredients:**

2 cups old fashioned rolled oats  
1 teaspoon baking powder  
1 teaspoon cinnamon  
1/2 teaspoon allspice  
1/2 teaspoon ginger  
1/4 teaspoon nutmeg  
1/4 teaspoon salt  
1 cup finely diced honeycrisp apples  
For the cinnamon vanilla glaze:  
2 tablespoons vanilla yogurt  
1 tablespoon powdered sugar  
1-2 teaspoons unsweetened almond milk, to thin  
1/4 teaspoon cinnamon  
1/4 teaspoon vanilla extract

Preheat the oven to 350 degrees F. Spray a 8x8 inch baking pan with nonstick cooking spray.

First, measure out 1 heaping cup of shredded zucchini then place in a paper towel or cheese cloth and squeeze out all of the moisture/water. This is very important!

In a medium bowl, mix together the shredded zucchini, applesauce, eggs, almond milk, maple syrup, vanilla, and melted and cooled butter until well combined.

Next stir in dry ingredients: oats, baking powder, cinnamon, allspice, ginger, nutmeg and salt; stir well to combine. Fold in diced apples.

Spread out oatmeal in a prepared pan. Add thinly sliced apples on top if you'd like. Bake for 35-40 minutes until edges are slightly golden and center is set.

In a small bowl, mix together the greek yogurt, powdered sugar, milk, vanilla and cinnamon; mix to combine. Add more milk if necessary so you can drizzle on top of the oatmeal. Serves 6-8.

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