



More Than Just Real Estate News

HOMeward BOUND

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You Listened!

For many months in this column, I've been sharing about the shortage of homes for sale in spite of sky-high demand and have been anyone who is considering it to put their home up for sale. Well – the tide has finally turned – homes for sale are increasing in number, with 1789 going on the market in the Seattle area in August, far surpassing the total from August last year.

Does that mean you listened to me?
At least I can pretend.

But that's great news for buyers, who have been starving for some selection. The thing is, the frenzied market hasn't slowed down, because there have been so many months with pent up demand going unmet. So even though 1789 homes went up for sale in August, 1307 homes went pending the same month. And they are selling fast and for more than the asking prices. 65% of homes are going pending within 30 days of being put on the market.

(continued inside right)

Who Else Will Love Kids Like This?

Sometimes, when you hear stories about kids suffering abuse and neglect, you feel a combination of anger and despair. Who could do such a thing? But also, what can be done to help the innocent victims?

Aleesha is one such child who was brought to Childhaven as a one-year-old. Her father had been abusive in terrible ways to her older sister, and her mother was an addict and an alcoholic who was neglecting all four of her kids. Eventually, they were placed in foster care – including Aleesha.

A van took Aleesha between her new foster home and Childhaven. She loved this time of her life. She remembers going to the zoo, the Space Needle, and the park, and playing games with other kids. She learned to draw, to paint, and to ride a bike. In other words – normal stuff every kid should get to do. She still remembers her teachers, even now as an adult.

(continued inside right)



PHOTO BY JODYHONGFILMS



How to Tune Up Your Garage Door

Winter will be here before you know it, and the last thing you want is to have your garage door malfunction, trapping your car while it's freezing outside, and forcing you to shell out big bucks to have it repaired.

(continued inside left)

How to Tune Up Your Garage Door (continued from front)



PHOTO BY RALPH KELLY ON UNSPLASH

Here are a few simple ways to test and maintain your garage door.

Test the Spring Balance

Garage doors use springs to counterbalance the weight of the door. If the springs are out of adjustment, you won't be able to easily lift and close the door manually. Here's the testing procedure:

1. With the door closed, pull the emergency release cord to disengage the door from the automatic opener
2. Lift the door up all the way, manually. This should be smooth, and it should stay open without having to be held
3. Lower the door halfway and let go. Again, it should remain in that position
4. Close the door and reconnect the automatic opener

If the door is hard to close or moves up or down too much when you let go, it may be out of balance. For this type of work, you'll probably need help from a pro. But it's better to get it done now before it breaks and traps your car.

Test Auto Reverse Mechanism

The garage door is meant to open back up if something is in the way. Try putting a board or brick in the path of the door, and then close it. If it doesn't reverse and go back up when it hits the object, call a pro.

Test Photo Eye Sensors

Two sensors facing each other near the ground on each side help make sure nothing and no one is crossing the threshold while the door is closing.

To test this, open the garage door, and get a long object like a broom and wave it in front of the sensor while it's closing. If the door doesn't reverse, something is wrong. The sensors might be dirty or just out of alignment, which you might be able to fix yourself. If the problem appears more complex than that, call a professional.

Perform Basic Money-Saving Maintenance

Yes, you can pay a pro to do this part, but if you have the time, you can save some money and do a lot of simple maintenance on your own. Here's the checklist:

- ✓ Unplug the overhead unit before starting. It usually plugs in to the ceiling above.
- ✓ Inspect the hardware – brackets, roller tracks, bolts. Clean out any debris. Tighten any loose bolts. EXCEPT! Do not mess with any components painted red, including red bolts. Those have been carefully calibrated and should not be touched by anyone but a professional.
- ✓ Inspect the rollers - the things that move the door along the track. Usually plastic or nylon, these can crack over time. Metal ones can bend or get lopsided.
- ✓ Lubricate the chain or screw using a garage door lubricant. If your opener uses a chain, lubricating it is very much like a bike chain. Other openers use a screw. If yours uses a screw, check the owner's manual, because some of these do not need lubrication.
- ✓ Check the cables that lift the door, which run from floor to ceiling on both sides. If damaged, this is a job for a pro.
- ✓ If yours has a battery backup, see if it works. While unplugged, if you press the wall button, the door should still open. If it doesn't, check your manual for how to change the battery.
- ✓ Plug the overhead unit back in.



Juju and Doron Weisbarth (left) with CEO of Childhaven, Jon Botten and Childhaven Director of Programs, Megan Beers (right).

You Listened! (continued from front)

What does that mean for you or anyone you know who has thought about **selling** their home or condo? It means now is the time for fast sales and big sale prices.

And what does it mean for anyone looking to buy a home? It means that more inventory is available, but you need to be ready!

Whether you are buying or selling, you need to have a professional with a proven track record to guide through

the process to make sure that you maximize your results. My team and I offer that and more. So if you or anyone you know is looking to buy or sell, please refer them to me and tell them **I will guarantee** their satisfaction. I will sell their home for at least their asking price **or I will pay them the difference.**

Call me at 206-779-9808 or email doron@weisbarth.com.

Who Else Will Love Kids Like This? (continued from front)

Despite her terrible and unfair start in life, Aleesha has good childhood memories. But it didn't stay that way forever.

Eventually, her mom regained custody. You want to hope this was because she had cleaned her life up. But all Aleesha remembers is living with various relatives, and then hopping between the homes of whichever boyfriend her mom was with at that time. Her mom was gone a lot, for days at a time. Sometimes weeks. Aleesha suffered greatly from having no love at home.

She began drinking, smoking pot, taking pills, and cutting herself. By middle school, she was in trouble with the law. During this time, she connected with a caring adult, and moved in with her. One Mothers' Day when she was 14, her mom showed up and wanted to take Aleesha

back. She refused. Her mom exploded in anger, which led to a terrible fight. She hasn't seen her mom since.

Even though she wasn't there anymore, Aleesha credits her time at Childhaven with helping her get through these very hard teenage years. Her memories of caring adults reminded her that not all adults were like her mom or her mom's boyfriends. She knew that one day she could have positive and healthy relationships.

Her time at Childhaven was like a stamp on her heart that always reminded her she could have hope for a better life. Today, she's working on a college degree, and she hopes to get a job advocating for kids who grew up like her. Who knows – maybe she'll end up working at Childhaven!

Why I Support Childhaven

When my first-born turned one year old, my wife, Juju, and I decided to throw him a birthday party. Our friends and family inquired about gift options. "What does he miss or lack?" My wife and I thought.

"Nothing" is all we could come up with. Truly and thankfully, our son's needs were met at the highest level – from the material to the emotional, mental and spiritual.

Instead, we decided to ask our friends and relatives to give to kids who were born into opposite circumstances and whose needs were urgent, real, and deep. And I don't mean just material needs, although sometimes basic nutrition proper clothes or toys were lacking. I'm talking about fundamental human needs such as love, warmth, and care. We wanted to make a difference in the lives of these kids, with the hopes of changing their life's trajectory into a more healthy and positive one. Thus began our partnership with Childhaven that now spans over 16 years.



Since 1909, Childhaven has been a safe and caring place for babies, toddlers, and preschoolers in King County. Today, our early learning, early intervention, and counseling programs support positive outcomes for all children and families in the communities we serve.

We build upon the inherent and unique strengths of families to help them overcome adversity and thrive.

Science-based. Heart-centered.
Learn more at childhaven.org

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of Asking Price or I'll Pay You the Difference!"**

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Also In This Issue:

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AS SEEN AND
HEARD ON:



& ASSOCIATES

YOUR HOME SOLD, GUARANTEED!

6826-B Greenwood Ave N
Seattle, WA 98103

If your home is already listed, this is not intended as a solicitation

Your Referrals Help Kids in Need

With COVID-19 still dominating life in our area and beyond, kids who normally find safety, love, and guidance at Childhaven are stuck at home, like many of us.

But through all this, the Childhaven staff continues to care for them, delivering counseling, developmental therapy, wraparound supports, home learning, meals, family meetings, and much more.

Every referral you send our way helps the kids at Childhaven, because we donate a substantial portion of our income from every home sale to this amazing organization. To date, home sales and referrals from people like you have led directly to over \$160,000 being donated to help vulnerable and traumatized kids have a chance at a better life.

If you know anyone considering buying or selling, you have three options:

1. Send me an email to referral@weisbarth.com with the contact info of the person you know who is considering a move.
2. Call me direct or pass on my number – 206.779.9808
3. Go to our website at [Weisbarth.com/referrals](https://www.Weisbarth.com/referrals)

DORON WEISBARTH

Designated Broker/ Owner

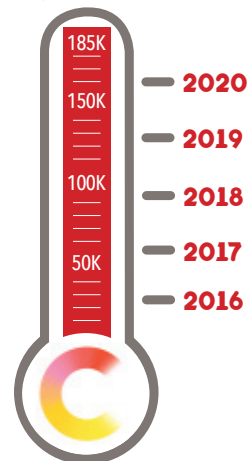
206.779.9808
Doron@weisbarth.com
[Weisbarth.com](https://www.Weisbarth.com)

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Our donations to date for Childhaven!

A portion of every sale from Weisbarth & Associates is given to Childhaven and in the past 4 years we have donated over **\$185,000** to Childhaven.



Weisbarth.com 206.779.9808 doron@weisbarth.com

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YOUR HOME SOLD, GUARANTEED!