



Fall Home & Garden

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A Special Supplement to

Frederick
Press-Leader

*Keeping Up
Your Kitchen*

Must-have kitchen
remodel features

Surviving Small

How to make the most of limited space

Roof Recon

Potential indicators of roof trouble



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Must-have kitchen remodel features

Homeowners looking to renovate often see room for improvement in their kitchens and bathrooms. The National Association of Home Builder's Remodeling Market Index Survey, which measures conditions in the remodeling market, indicates that, in 2015, the two most common remodeling jobs were bathroom remodels (81 percent) and kitchen remodels (79 percent). According to HGTV and Statistics Brain, a new kitchen remodel for a kitchen measuring 12 by 12 feet may cost homeowners anywhere from \$17,000 to \$37,000. Before investing so much into their remodeling projects, homeowners should think carefully about the features that will improve their time spent at home. When planning a kitchen renovation, homeowners may want to consider the following upgrades to make the room more enjoyable while improving its functionality.

Oversized sink

Although high-efficiency dishwashers are popular, deep sinks to soak soup pots or woks are still useful. Deep sinks may be preferable to double sinks, especially for homeowners who use lots of kitchen tools when preparing meals.

Soft-closing hinges

When replacing cabinets (or just the hardware), consider installing soft-closing hinges and slides on doors and drawers. These devices eliminate slamming and caught fingers, reducing noise and injuries in the kitchen.

Foot-pedal water operation

When outfitting a sink, think about foot controls, which are popular in doctors' offices and hospitals. Turning on the water with the tap of a foot can reduce the transfer of pathogens to faucets from hands during food preparation. These pedals also free up hands for other tasks.

Bottom's up

People likely spend more time raiding the refrigerator than the freezer on any given day. Rather than having to bend down to seek out

that favorite flavor of Greek yogurt, choose a model with the fridge on top and freezer on the bottom, especially if anyone in the household has mobility issues. When shopping for refrigerators, French-door style units may offer even more access, making it easy for homeowners to slide fruit trays, sheet cakes and other large items into the fridge.

Extra lighting

A kitchen should be a balance of form and function. A combination of overhead lighting, decorative lighting and task lighting can illuminate all areas of the space effectively.

Appliance garages

Architectural and design resource Houzz says that appliance garages are popular kitchen additions, too. Set at countertop level, these cabinets allow people to keep small appliances plugged in but tucked neatly behind closed doors.

Kitchen remodels are a sizable investment, and renovations can be customized to make the kitchen more hospitable for all in residence.





Bold colors add vitality to homes



Lavender and deep blue

Analogous colors are three colors that sit side-by-side on the color wheel and share a common denominator in terms of shade. Lavender, blue and an orchid pink are examples of such hues. This cool, regal combination can add femininity to a bedroom or even drama to another space in the house. If painting the walls dark blue or lavender seems scary, opt for a neutral shade on walls and then dress up the space with inky and violet accents.

Turquoise and brick red

Enhance the "wow" factor with these bold colors. Although they are striking, when they work together, they also can impart a soothing feel, particularly since they are often inspired by Asian influences. Feature a light turquoise sofa with red throw pillows. Or dress up meals with a red tablecloth on the dining table and turquoise, white and red, patterned place mats.

Gray and yellow

Yellow is a pick-me-up color any time of the year, but, when combined with a gray, it's toned down to be soothing instead of startling. This color combination is popular in kitchens, nurseries and entryways. Have fun in the kitchen with mottled gray stone countertops, pale yellow walls and canary café curtains. Color can affect mood and transform spaces with just a small investment of time and money. Homeowners can experiment with color palettes so rooms remain vibrant all year long

Whether it's Independence Day, St. Patrick's Day or the holiday season, the bold hues that are synonymous with these events add a splash of color to rooms that can use a little design lift.

While some colors may be synonymous with certain times of year, homeowners can employ bold colors in their homes all year long. By embracing bold painting and decorating styles, homeowners can use fresh color palettes to make rooms more inviting and colorful. These popular color combinations can provide inspiration.

Green and pink

Colors on opposite ends of the color wheel will always complement each other. Green paired with pink (a lighter shade of green's opposite, red) calls to mind the great outdoors. These hues can add a touch of floral spring sunshine even when that season has long since passed. Opt for a deep green and a carnation pink for maximum impact. And don't forget a vase full of fresh blooms as the finishing factor.



What is a smart home?

Refrigerators that inform their owners when it's time to buy more eggs and thermostats that learn homeowners' heating and cooling preferences may once have seemed like futuristic ideas straight out of a sci-fi movie. However, such products are no longer a dream but a reality.

The term "smart home" refers to a residence that has appliances, HVAC, lighting, entertainment systems, security, and many more devices that communicate with one another. Such devices can be controlled remotely, according to SmartHomeUSA, an automation product retailer. Proponents of smart home technology say features can help people save money on utilities and conserve natural resources, all the while providing peace of mind to homeowners.

In 2016, 80 million smart home devices were delivered worldwide. That marks a 64 percent increase from 2015, according to the research data firm IHS Markit. The smart home trend is only expected to grow in coming years.

Although there's interest in smart home technology, the industry remains fragmented. Consumers are trying to figure out which devices are simply fun and which provide practical benefits. Furthermore, the range of smart devices is expanding rapidly, making potential compatibility issues a concern. Companies that plan to educate consumers further about the advantages of smart home features

and are open to standardization may have the best chances of survival. Those interested in dabbling in some smart home technology and testing the waters may want to start with the following household items.

Smart bulbs: Manufacturers offer various types of smart light bulbs. Some are color-changing, others react to doorbells or alarms, and others can simulate typical lighting patterns when homeowners are away. Integrated apps enable remote access to scheduling so people can arrive home to a well-lit house.

Home security: Wi-Fi enabled doorbells with video capabilities allow residents to see who is at the door without having to open it. Cameras can even be accessed remotely, simulating that someone is at home at all times. Never wonder if you've locked the door again with smart locks that can be engaged via a smartphone. Make sure that homes are secured or that pets are behaving while out with smart cameras.

Flood sensor: Get peace of mind against damaging floods with Wi-Fi flood sensors.

Appliances: A new breed of smart appliances can make it possible for users to turn on the washing machine while out of the house, close refrigerator doors from afar or even start their vacuum cleaners remotely. Smart technology is taking over and is likely to continue changing the way people live and work.

Make the most of limited space



Storage beds can help homeowners living in small homes make the most of their limited space.

Downsizing with regard to living space is a trend that has long been associated with empty nesters and senior citizens. As children move out and start families of their own, many homeowners decide to downsize to less expensive, more manageable properties.

But downsizing is not just for seniors anymore.

According to a 2017 survey from the popular real estate website Trulia, among homeowners currently living in homes larger than 2,000 square feet, more would choose a smaller home than a larger one if they decided to move this year (60.6 percent to 39.4 percent).

Homeowners who decided to downsize or those who purchased a small property to begin with may need a few pointers to make the most of their limited space.

Reconsider your furniture. Furniture can make rooms feel cozy, cramped or spacious. For homeowners with limited space in their homes, furniture that also can be used as storage can save space without sacrificing comfort. For the bedroom, choose a storage bed if the quarters are cramped and it's difficult to find space for two dressers. Such beds also can be used to store bed linens if closet space is limited. Purchase storage ottomans and/or end tables with storage beneath to make living areas feel less cramped.

Discard some items. Homeowners who are downsizing from large homes may need to part with some of their furniture to make their transition to smaller homes go more smoothly. For example, homeowners may need to get by with just one bedroom nightstand and may even need to replace their existing nightstands with something more compact. Discarding living room end tables and downsizing to a smaller coffee table also can help homeowners make smaller common areas more welcoming and less cluttered.

Put paint to work. Paint is another way to make the most of a limited space. Painting certain pieces of furniture the same color as the wall can make the furniture blend in and feel less imposing. The result is a room that feels calm and open, even if there is less space to move around than homeowners might have grown accustomed to in their larger homes.

Keep surfaces free of clutter. Surfaces such as dining tables, coffee tables and kitchen counters

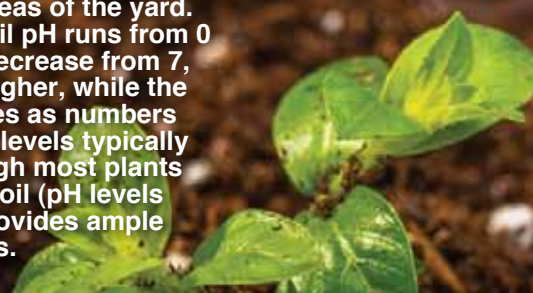
tend to accumulate clutter. While such clutter might not feel overwhelming in a large home, in small spaces crowded surfaces can make it feel as though the walls are closing in. Make an effort to keep surfaces free of clutter, resolving to discard or put items away each night before going to bed. Many people wish they could live in homes without as much square footage as their existing homes. For those who have downsized, there are many ways to make the most of less living space.



Did You Know?

According to the SUNY College of Environmental Science and Forestry, soil pH indicates the acidity or alkalinity in soil. Soil pH can be used to learn various things about soil properties, and can be most accurately measured using a pH meter. A less accurate, though still reliable way to measure soil pH is to use a pH kit that employs dyes. Such kits require soil samples, which homeowners will then saturate with dye. Dyes change color, and the colors that appear will indicate to homeowners whether the soil pH has increased or decreased.

Soil pH can vary on the same lawn, so homeowners who want to get an accurate determination of the soil pH levels on their properties may want to gather samples from various areas of the yard. The scale to measure soil pH runs from 0 to 14, and as numbers decrease from 7, the acidity of soil gets higher, while the alkalinity of soil increases as numbers increase from 7. Soil pH levels typically range from 3 to 10, though most plants thrive in slightly acidic soil (pH levels between 6 and 7) that provides ample access to many nutrients.





Potential indicators of roof trouble

With regard to home repairs, homeowners may be able to delay some projects until the weather permits or they find room in their budgets. But other areas, including the roof, may demand immediate action.

Few homeowners give the roofs of their homes much thought until a problem arises. But learning to recognize potential indicators of roof trouble can help homeowners prevent potentially drastic situations down the road.

Light: Homeowners with attics in their homes can inspect the ceilings inside the attic for signs of holes or leaks. Light peering through the top of the house indicates a hole or leak, as does stains or streaks on the ceiling.

Worn shingles: Shingles should lie flat against the roof, so any that appear to be buckling or turning up are damaged and in need of repair. A single damaged shingle does not require a full roof replacement, but inspect all the shingles nonetheless. Another indicator of shingle problems can be found when cleaning downspouts or gutters. If the gutters and downspouts contain lots of shingle granules, the roof may soon need to be replaced.

Moss: Moss on a rooftop may give a home character, but that added character is costly. Shady areas of a roof can be susceptible to the growth of moss and fungi because moisture can be trapped in such areas. If possible, remove moss or fungi from a roof with a stiff brush or hire a professional to do the job instead. Moss may come back even after brushing it off, so homeowners should keep an eye on areas of their roofs that get little sunlight. In addition, trapped moisture can be very harmful to a roof, so it may be wise to exercise caution and have roofs with mold or fungi growths inspected.

Age: Another indicator of roof trouble may be the age of the roof. Even if there are no visible signs of damage, homeowners whose roofs have some years under their belt may want to consider replacing them. Asphalt shingle roofs typically have life expectancies of 20 to 25 years, while roofs installed over existing layers of shingles may need to be replaced after 20 years.

Recognizing minor roof damage before it escalates into a larger problem can save homeowners substantial amounts of money.



Make lights sparkle

As days get shorter and natural light is less abundant, interior lighting becomes ever more important. Chandeliers, pendant lamps, recessed lighting, and tableside lamps are most effective when they are clean. HGTV experts say dirty lights can give off up to 20 percent less light than clean ones. Dirty fixtures also waste energy. Lighting fixtures that are within reach are easy to tackle, but what about those fixtures that hang or have multiple crystals, globes or bulbs? These tips can cut down on the time needed to give lights a thorough cleaning.

Stock up on the right cleaning supplies. Microfiber dusting cloths are smart choices because they can help trap grime and tend to be machine-washable and reusable. Extendable static-charged dusters are another handy item to have around, particularly for fixtures that are hard to reach.

Dust regularly. Dusting regularly can prevent the buildup of grime that's difficult to wash off. Try to dust light fixtures weekly or biweekly. The more frequent the fixtures are dusted, the less time each cleaning session will take. Soft cloths can remove the dust from most bulbs and exterior surfaces. Lamp shades may need more attention. Use a lamb's-wool

duster to attract dirt so it doesn't leave a residue on the lampshade.

Deep-clean at table level. Deep-cleaning at table level is more manageable. Remove any glass accents and set them out on a cushioned surface so they do not break. Soft cloths dampened with a vinegar solution should remove most of the dirt on chandelier crystals and the globes or outer glass coverings of other types of fixtures. Take a photo of the lighting fixture prior to cleaning so you'll know how to replace removed parts correctly once everything is clean and dry. If you cannot remove a fixture for cleaning, use a sturdy stool, a spray bottle with your cleaning mixture and a soft cloth to wipe away the dirt. Remember to place something absorbent beneath the light to catch any drips. Do not spray liquids directly onto light bulbs; otherwise, you can damage the bulb and the electrical components.

It's best to exercise caution when cleaning lighting fixtures. Turn off the light itself and shut off the circuit breaker to avoid the risk of shock or burns from hot bulbs.

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Dorm Room Electrical Safety 101

You have enough to worry about when your teenager goes off to college. Don't fret about fires and electrical safety. Instead, do your homework about the kinds of appliances that decorate your student's dorm room:

- Invest in a power strip with an over-current protector. The protector will shut off power automatically if the strip is overloaded.
- Send a portable fire extinguisher to college with your son or daughter.
- Let your college-bound child know that overloading extension cords and leaving food unattended while cooking can cause fires.



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