

Bruce's Neighborhood Greetings



June 2026

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We celebrate Father's Day June 21st!

Sunday June 21st, marks the day we recognize the Fathers in our lives. Some of these might include: Grandfather, Great Grandfather, Father, Uncle, Brother and other role models in our personal lives. Take it from me it is definitely not the gift that counts, but rather the thoughts expressed to me of my son's feelings towards me. We have seen an erosion of our culture with the proliferation of fatherless homes. Experts have long been under the impression that it doesn't just take two physiologically to create life, but also sociologically. While there are exceptions to this, it is clear to me how important it is to have a Dad around when the children are growing up. I was very lucky in my life to have both my parents to see my life unfold. How are you going to spend your special day? Will it be a Sunday Brunch at a special restaurant? This time of year would make the Chart House a great choice overlooking the water in Redondo Beach. Hopefully the weather will cooperate with your plans whatever they might be. For me, this time of year signals beach time. My family and I enjoy spending time around the ocean, so our restaurant of choice will almost always be located near the water. Some other great options might include Blue Water Grill in Redondo Beach, or Westdrift Manhattan Beach. You don't have to spend a lot either; try the brunch at El Torito. But Father's Day is more than just a good meal. It is our opportunity to thank our fathers for their contribution to our being. Hopefully we don't just show this on the holiday, but all year round, as they are not our father for just one day per year, but forever. Father's Day also brings the start of summer too!

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Happy Father's Day



Remember your Father / Child experiences.....Ones I will always treasure!



Neighborhood Forum

This is the section dedicated to the readers of this newsletter. Changes coming soon! I have decided to eliminate the hard copy of my monthly newsletters that are hand delivered after the delivery of the July 2026 edition. My newsletter will always be available on my website, dolphinrealtysouthbay.com. Under the tab Newsletters you will be able to view a rolling archive of twelve months on this site. Additionally I can add you to my monthly email distribution. I have been distributing my monthly news-

letter monthly as hard copies and email sends for twenty five years. If you prefer to get the monthly email, please email me at: dolphinrealtysouth@sbcglobal.net. I will then add you to my email distribution list. This year is the twenty fifth year that I am producing and distributing this monthly newsletter. Eliminating the hard copies does not mean I am leaving the business! It is making my business more streamlined and current. The monthly newsletter will be in color going forward, when you view either from the email or viewing on my website.. I look forward to receiving your email addresses between now and July so you don't miss any editions.



The Road to Home: Tips for New Homebuyers

Home ownership remains the zenith of the American Dream. Whether you're shopping for your first or forever home, ensure you have your ducks in a row.

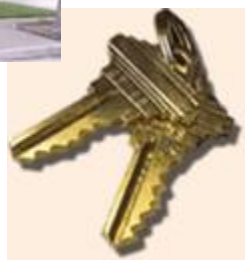
Here are some tips for understanding your budget, choosing the right location, and hiring the best agent on your journey to homeownership:

Establish a realistic budget. Obtain pre-approval from a bank or mortgage company to understand your buying capacity and streamline the home buying process. Consider additional costs, such as closing fees, property taxes, and possible upgrades.

Research neighborhoods. Ask friends and join neighborhood Facebook groups to get the inside scoop about your desired location. Consider factors such as school zoning, commute times, and amenities.

Use a reputable real estate agent. Choose a real estate agent/Broker (preferably ME!) who is qualified to guide you through the ins and outs of home buying. Rely on their industry expertise and invaluable negotiation skills to help you make an informed decision!

Be patient. The home buying process can be tedious. You may not find the perfect home in your first week of shopping. Be patient and flexible as you work with your real estate agent to find your dream home.



Health & Safety Summer Hydration Tips

As temperatures rise, staying properly hydrated is essential for maintaining energy, focus, and overall health. During the summer months, heat and increased activity can cause the body to lose fluids quickly. These simple hydration tips can help you feel your best all summer long:

Drink before you're thirsty. Thirst is a late signal that your body is already running low on fluids. Waiting until you feel thirsty can lead to mild dehydration, which may cause fatigue, headaches, or dizziness. Make it a habit to sip water consistently throughout the day, especially in hot weather or when spending time outdoors. Carry a reusable water bottle and set reminders to help you stay ahead of your hydration needs before symptoms appear.

Replenish Electrolytes. When you sweat, your body loses more than just water. It also loses essential electrolytes like magnesium, potassium, and sodium. These minerals help regulate muscle function, nerve signals, and fluid balance. If you're exercising, spending extended time in the heat, or feeling drained, replenishing electrolytes can make a big difference. This doesn't always require sports drinks; coconut water, electrolyte tablets, or lightly salted foods can help restore balance without excess sugar.

Eat Water-Rich Foods. Foods like watermelon, cucumbers, strawberries, oranges, and lettuce provide hydration while also delivering vitamins and antioxidants.

Helpful Hints Reducing Digital Clutter and Screen Fatigue

In today's connected world, screens are an unavoidable part of daily life. From work emails and video meetings to social media and streaming, constant digital exposure can lead to eye strain, headaches, and mental fatigue. Reducing digital clutter and managing screen habits can help restore focus, comfort, and overall well-being.

Follow the 20-20-20 Rule. One of the simplest ways to reduce eye strain is the 20-20-20 rule. Every 20 minutes, take a 20-second break and look at something at least 20 feet away. This practice gives your eye muscles a chance to relax and reduces fatigue from prolonged close-up work.

Adjust Screen Brightness. Many people unknowingly use screens that are too bright or poorly matched to their environment. Excessive brightness can strain the eyes, while screens that are too dim can cause squinting. Adjust your screen brightness to match the room's lighting and enable features like "night mode" or "dark mode" when available.

Consider Blue Light Glasses. Blue light emitted from screens may contribute to eye fatigue and disrupt sleep patterns, especially when screens are used late in the evening. Blue light glasses are designed to filter out a portion of this light, potentially reducing discomfort and improving nighttime relaxation.

Household Tips

Common Home Inspection Issues:

Help Avoid Problems Before Listing

A home inspection can play a major role in how smoothly a sale moves forward. For sellers, unexpected inspection findings can lead to delays, renegotiations, or even lost buyers. Understanding the most common problem areas—and addressing them before listing—can help protect your timeline and your bottom line.

Major Systems. Inspectors pay close attention to a home's major systems, including heating and air conditioning, plumbing, electrical, and roofing. Aging or poorly maintained systems often raise red flags. Leaking pipes, outdated electrical panels, malfunctioning furnaces, or roofs nearing the end of their lifespan can concern buyers.

Structure. Structural issues are among the most serious findings in a home inspection. Cracks in the foundation, uneven floors, sticking doors or windows, and signs of water damage can signal underlying problems. Sellers should inspect basements, crawl spaces, and attics for moisture, sagging, or visible damage, and make repairs where possible.

Safety. Safety-related issues are common inspection findings and often easy to fix. Loose handrails, exposed wiring, and trip hazards are frequent callouts.

Taking time to correct known issues before listing can help avoid last-minute fixes and keep the home sale negotiations running smoothly.



Chocolate Orange Muffins

Ingredients:

Muffins:

- Zest of two oranges;
- 1 Tbsp. reserved for garnish
- 2 c. flour
- ½ c. sugar
- 2 tsp. baking powder
- 1 tsp. baking soda
- ½ tsp. kosher salt
- ½ c. unsweetened cocoa
- 1 c. orange juice
- 1 egg, beaten
- ⅓ c. vegetable oil
- 2 c. semi-sweet chocolate chips

Chocolate Glaze:

- 1 ½ c. powdered sugar
- ¼ c. unsweetened cocoa
- ¼ c. hot water

Preheat the oven to 350°F. Whisk the orange zest, flour, sugar, baking powder, baking soda, salt, and cocoa together in a large bowl. Add the orange juice, egg, and vegetable oil. Stir until you can no longer see the flour. Stir in the chocolate chips. Line a muffin tin with paper muffin cups and scoop the batter into the cups, filling each cup about ¾ full. Bake for 25 minutes, or until a toothpick inserted in the center comes out clean. Combine the chocolate glaze ingredients until it becomes a pourable sauce. Add more water if needed. Drizzle muffins with chocolate glaze and garnish with orange zest. Enjoy!



Rates Are Not Going Lower Anytime Soon!

Our recent Home Buying Seminar resulted in pre-approved home buyers. I have been conducting these for over twenty five years. There are favorably priced loans to consider that are a 10 year adjustable. Fixed for the first 10 years represents a decent way to become a home buyer in today's era of higher interest rates. While it helps Buyer's overall affordability and qualifying for their home purchase it also means we are in a time with fewer sellers in the market. If you have thought about selling your home and uplegging or downsizing, this is a great time to do so. I can make the process an easy one for you. Or if you know of anyone who might be thinking of selling I would appreciate you forwarding my name and information to them so I can set up a no obligation consultation. The question that I hear often from future Buyers is "When is it a good time to buy?" Unless a Buyer is paying cash for the home, the interest rate and monthly payment are the most important criteria. In my opinion we won't see prices go lower anytime soon. The annual appreciation rate will be lower, but still increase from a year ago! There are fewer houses coming to market through foreclosure and short sale. Supply and demand already have helped prices shoot through the roof so to speak. Real Estate used to be a series of cycles; those are a thing of the past. The best time to buy Real Estate is when it is soonest financially and emotionally possible to do so! It costs nothing for you or your buyer/seller referral to learn what I can do for you and them!

Celebrate Father's Day continued from pg.1

One of the crowning moments in my Son's early life is when I helped him learn to ride his bike. It felt real good to give him the guidance he was hoping for. That is what a father is for. I will always be there for my son in his times of need. For all the Fathers reading this newsletter, my wife and I wish you a Happy Father's Day!

Flag Day June 14th

With patriotism at a fever pitch, what better time than now to celebrate our Flag. Flag Day is June 14th. Take a moment to reflect on the meaning of our Flag to you and your family. For me the Flag is my symbol of freedom! Most of us have ancestors that came over to this new world to be able to provide a new start for their families that they wouldn't be able to have where they were living. Living here for generations, some of us may take these freedoms for granted. With the events that have transpired over recent months and years, it becomes even clearer what we have compared to others. To say we are fortunate is a huge understatement. Our forefathers gave their lives for our ability to be a free people. Think about that the next time you enjoy such freedoms or go to vote!



Father's Day & Summer Pictorial Continued from pg.1



Closer than you think! Visit Catalina this summer.....!



If you enjoy snorkeling, then you will love what Catalina offers!



Be sure and visit the Catalina Casino !



This secluded hideaway is Catalina too!



Remember your Dad with his favorite treats!



Another view of the historic Casino on Catalina Island from it's harbor!



A Father's special moment with his daughter!



All Father's celebrate their special day with their young!

If you are working with another Real Estate Professional, Please disregard this notice. Copyright 2026

