

Bruce's Neighborhood Greetings



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July 4th~Independence Day Is Here!

Saturday, July 4th, marks the day that we all recognize this great country we are so thankful to live in and enjoy. This year marks our 250th Anniversary. A large number of us may fly our flag proudly in front of our homes. It is with this in mind that I contribute below:

Proper Patriotism

Throughout American history both men and women have fought to make sure that the American flag was the symbol of a free nation, unparalleled by any other. To maintain the integrity of this symbol, in 1942 Congress created a federal code outlining the standards for handling and displaying Old Glory. To ensure that the flag is treated with proper respect follow these general rules.

* An American flag should hang from an angle when placed on your house, window sill or balcony and never touch the ground. The union or canton (rectangle with the stars) should always be at the peak. The only time it may be lower is when the President declares the flag to fly at half-staff.

◆ If a flag is displayed against a wall or in a window make sure that the union is viewed on the left.

* A flag should not be used for any other purpose such as drapery, ceiling decoration or a bed spread.

* When displaying the flag on your car, make sure to securely hang it on the right side of the vehicle.

* A lapel pin should always be placed on your left side, near your heart.

If your flag ever becomes worn or tattered, remember not to just discard. Take it to a flag reseller.



As Flag Day passes, we have another opportunity to raise our Flag Proudly!

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 this 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 newsletter

monthly as hard copies and email 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 so you don't miss any editions.

Summertime House Hunting

If you're looking to buy a home this summer, you're not alone! Spring and early summer tend to be the busiest time for home sale transactions. Here are a few ways to manage summer house hunting in today's competitive market.

- Check out the history of the listing. If you are lucky enough to find a home that has been on the market for a while, now is the time to act! Your chances of negotiating a lower price are better than trying for newer listings that garner full-price, or even over-asking price, offers.
- Homes returning to the market after falling out of escrow might be just the opportunity you need. Often these sellers are left feeling frustrated and will want to close quickly. I am seeing more listings coming back to market of late due to Buyers unable to perform. A polite way of saying they most likely no longer qualify for the mortgage at the higher interest rates available today.
- With low home availability, it's important to keep your mind open. Consider all options, including purchasing a fixer-upper. While it may seem daunting taking on a project home, the payoff could be worth it in the end.

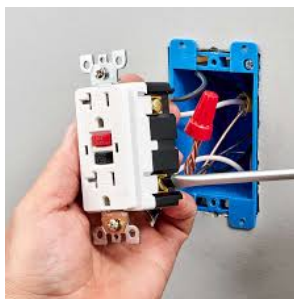


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Health and Safety Electrical Safety at Home

Your home's electrical systems quietly power your daily lives, but when system maintenance is overlooked, it can pose serious safety concerns. Understanding how to protect your home's electrical system is an essential part of homeownership. From minor shocks to major fires, many household electrical hazards are preventable with some smart habits. Don't overload outlets. One of the most common electrical hazards is overloaded outlets. Plugging too many devices into a power strip can cause overheating and increase fire risk. Spread appliances across multiple outlets and avoid using extension cords as a permanent solution. Consider having a licensed electrician install additional outlets where needed. Inspect cords and devices regularly. Damaged cords and loose plugs are dangerous warning signs to ignore. Regularly inspect appliance and electronics cords, especially those used frequently. Never run cords under rugs or behind furniture where built-up heat can go unnoticed. Use GFCIs and practice water safety. Water and electricity make a dangerous combination. Ground Fault Circuit Interrupters (GFCIs) are designed to shut off when an imbalance is detected. These outlets should be used in kitchens, bathrooms, laundry rooms, and outdoor areas.



Helpful Hints — Epic Holiday BBQ Tips

Long days, warm nights, and summer holidays make this the prime time for backyard barbecues with friends. With the right preparation and relaxed attitude, your summer barbecue will be one that guests continue talking about long after the grill cools down. Master the menu. An epic barbecue begins with a smart, crowd-pleasing menu. Balance classic favorites like burgers with standout items like marinated chicken, ribs, or grilled veggies. Prep marinades, chop toppings, and portion sides ahead of time so you're not scrambling once guests arrive. Grill safely and strategically. Keep the grill clean and well-oiled to prevent sticking and flare-ups. Use a two-zone grilling setup with one hot side and one cooler side so you can sear meats and then let them finish cooking without burning. Always use a meat thermometer to ensure food is cooked safely, especially when serving poultry. Create a chill, festive atmosphere. Great barbecues are about more than food. Create ambiance with fun music, plenty of seating, and easy shade. Keep drinks cold and accessible, and include small touches like themed napkins or string lights to elevate the vibe.



Household Tips

AI at Home: Energy Efficiency

AI-powered energy apps can help homeowners reduce waste by turning everyday energy use into clear, actionable insights. By learning behavior patterns, identifying inefficiencies, and automating smart decisions, these apps can make it easier to lower utility bills and reduce strain on home systems:

Sense. The Sense app connects to a home energy monitor and tracks the household electricity usage in real time using intelligent pattern recognition to identify which devices are drawing the most power.

Enjoyelec. This app lets you monitor and manage connected devices. From HVAC and lighting to smart plugs, you can improve efficiency and coordinate usage to reduce excess load across systems and lower energy bills.

Nest Thermostat. This app integrates with the Google Nest app and uses AI to optimize heating and cooling schedules based on your home presence. Over time, it learns your routines, leveraging your habits to reduce energy waste.



Tomato and Peach Panzanella

Ingredients:

½ loaf Ciabatta bread with crust removed

1/3 c. olive oil

2 Tbsp. Kosher salt to taste

1 Tbsp. balsamic vinegar

6-8 basil leaves chiffonade cut

1 c. cherry tomatoes, halved

3 large ripe peaches, pitted and cubed

Preheat oven to 375°F. Tear the bread into two-inch pieces and place on a baking sheet. Drizzle 2 tbsp. of olive oil over the bread and sprinkle with kosher salt. Toss the bread pieces with your hand to coat them with the oil. Bake for 20 – 25 minutes, checking frequently to ensure toasting and avoid burning. While the bread is toasting, whisk together the olive oil, balsamic vinegar, basil, mint, and ½ tsp. of salt in a large bowl. Add the tomatoes and peaches, stirring gently to coat the fruit. Stir in the toasted bread and serve immediately.



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!

Pageant of The Masters July 9 – September 4th

Artwork Examples

Every summer art is on display in picturesque Laguna Beach. For those readers that are allergic to fine art and cultural things like it, there is something for you too! With the aid of incredible lighting effects, art is brought to life! Each night during the summer season at 8:30 the Festival of Arts presents its most famous attraction, the Pageant of the Masters.

What is it?

Ninety minutes of "living pictures" incredibly faithful art re-creations of classical and contemporary works with real people posing to look exactly like their counterparts in the original pieces. An outdoor amphitheater, professional orchestra, original score, live narration, intricate sets, sophisticated lighting, expert staff, and hundreds of dedicated volunteers have won recognition for the Pageant as the best presentation of its kind. Call (800) 487-3378 for ticket information. The 2026 Pageant of the Masters Theme is: "The Greatest of All Time". Pageant of the Masters ticket prices start at just \$30 (+12 service fee) and it is one of the best bargains around this summer. You may want to consider making a weekend vacation out of your visit to Laguna Beach. My wife and I stretch it into a three day getaway, combining the Pageant with the Sawdust Festival. Be sure to check out the fine dining establishments while in town! Debbie and I have our favorites. Romantic yet not too expensive restaurants abound. I recommend walking from the shopping area of town to the Festival area. It is about a one mile distance that is very relaxing and peaceful. Parking can be a challenge so go early!



One of the many works of art depicted at the Pageant in past years.



Imagine this performed live with the help of great lighting!



What goes on Back stage.

Sawdust Festival

California's finest Summer art event is staged in a six acre canyon park near the ocean in Laguna Beach. The stars of this summertime tradition, which began here in 1932, are 150 of the Southland's most accomplished artists. Available June 26th - September 6th. This is a rigorously juried show, requiring exhibitors to demonstrate and maintain high aesthetic standards. Their work is truly fine art! The artworks on display are for sale and represent a complete spectrum of art media: paintings, sculpture, pastels, drawings, serigraphs, photographs, ceramics, jewelry, etched and stained glass, weaving, fiber arts, handcrafted furniture, musical instruments, model ships, and even scrimshaw. All of the works are original art - another element that distinguishes the Sawdust Festival from other shows. Debbie and I have run out of wall space in our home due to making the Festival an annual tradition for our family. It's kind of neat though to be able to look around our home and feel like we are back at the festival in Laguna Beach at any given moment, both tranquil and peaceful! Wear summer clothes with open sandals though as the grounds do get very hot. Sawdust is spread across the grounds as well, so to keep it from becoming an irritation, I recommend you wear comfortable footwear.

Overview of Festival Grounds

