

Bruce's Neighborhood Greetings



April 2026 Volume 25 Issue 4



EARTH DAY WEDNESDAY APRIL 22ND!

As Earth Day (Wednesday April 22nd) approaches, we're reminded that individual consumers can help alleviate America's mounting trash problem by making environmentally aware decisions. Like the story that says cats have nine lives, so do many of the items we use every day. The environmental message is a simple one . . .

Reduce: Waste reduction is the process and the policy of reducing the amount of waste produced and ultimately disposed -- simply reducing waste at its source. Doing this will reduce our dependence on the need for additional landfills. The costs associated with maintaining trash pickup continue to rise. Earth Day reminds us we do play a part in this process.

Reuse: An item can be reused for the same function, or for an entirely different purpose. Today's pressing environmental concerns are changing consumer attitudes about what the convenience of a "disposable society" is really costing us.

Recycle: Recycling is the processing of making used items into new raw material, thereby conserving natural resources and energy. Nearly anything is recyclable, including paper, aluminum, glass, scrap metals, and plastics.

The "Three R's" above outline what you can do to help preserve natural resources and protect the environment.

REACT, obviously, is the fourth step. With "climate change" and "going green" in the news daily, the list of things each of us can do to help our planet is continually growing. As Conscientious Earth Citizens, let's start practicing the "Four R's" today!



A sample landfill with recycling containers.....

Neighborhood Forum

This is the section dedicated to the readers of this newsletter. As a full service Broker I consider it one of my many duties to be able to provide resources for my clients to utilize. These resources include many vendors and service providers from which you may be able to receive both excellent service and reasonable, competitive costs. Consider me your personal 411 operator to such things as Lenders, Contractors, Handyman, Property Manager, Roofer, Replacement Doors and Windows, Painter, Electrician,

Appliances for the Home, Automobiles and all vendors necessary to complete a Home Purchase or Sale. With thirty seven plus years in this industry I have been able to compile quite a list of providers. Spring brings warmer weather with it as well as some occasional showers. This is a reminder to check your roof and rain gutters. Keep the gutters clear of any debris and leaves so no water is able to collect and damage the roof. Quite a few of you have been upgrading your homes; everything from roofs and paint to front lawn landscaping. Our neighborhood pride shows! If you would like to contribute to future editions contact me at the information below.

Real Estate Today!

5 Top Things Buyers Should Look For in a Real Estate Investment

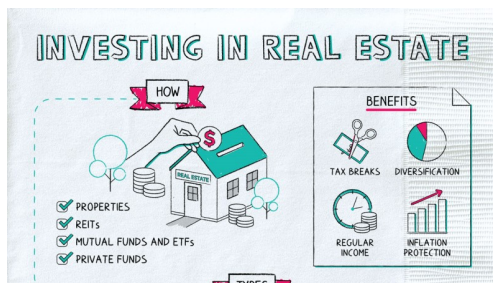
Investing in rental property can be a fantastic way to generate passive income and build generational real estate wealth, but there are some pitfalls to avoid. Consider these five tips before making a real estate investment. Here in California you will want to do your research before jumping in. The State has made it very unappealing to be a landlord. You can still become one, but have your eyes wide open!

Identify goals. Be certain of your short-term and long-term investment goals and only purchase properties that align with that purpose.

Location. Location is arguably the most critical factor in any property investment. Check with the municipal planning department to identify potential growth.

Cash flow. An investment property should generate more income than its total expenses. Calculate the project's net operating income (NOI) to ensure profitability.

Value appreciation. While short-term cash flow is important, long-term appreciation is how wealth is built in real estate. Research local market trends and job growth to predict future value.



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

Health & Safety Earth Month: Reducing Toxins at Home

Changing the world begins with individual actions, and small changes can add up to big differences in our households and the Earth's sustainability. Try implementing a few new habits to help cut back on toxins at home.

Filter water. One of the simplest ways to reduce toxic exposure is by filtering water. From washing produce to cooking to personal hygiene, clean water is essential in every household. Filter water to eliminate toxins such as pesticides and lead.

Minimize plastics. Plastic kitchen items can harm the environment and your body. Even BPA-free products often contain other additives that can be just as dangerous. Ditch the plastic and stick with glass or ceramic.

Use a HEPA filter. Furniture and upholstery can contain flame retardants, volatile organic compounds (VOCs), and other harmful toxins. Vacuum with a HEPA filter to help eliminate toxins from upholstery and carpeting.



HAPPY PASSOVER

Passover is celebrated with the first Seder at sundown Wednesday April 1st and runs through April 9th sundown inclusive. Passover commemorates freed Israelites departure from Egypt and travel to Mount Sinai. I must admit the best part of the Seder is the fancy chocolate macaroons served on the first night. Yum!



Are Home Warranty Plans Right For You?

Home warranty protection is very important and something I recommend for all my clients. Home warranties provide protection from the cost and hassle of system and appliance repairs. It's true that many home warranties appear to be similar, but the difference can be found in the *service*. The home warranty companies I recommend are Old Republic, American Home Shield and Choice. The warrantees have a deductible of \$75-100 , per call. depending on your choice of policy.

Household Tips

Pantry Organization 101

If the kitchen is the heart of the home, the pantry is the backbone, storing nourishment that keeps the household thriving. A well-organized pantry helps with meal planning, grocery shopping, and even midnight snack-hunting. To eliminate clutter, minimize shopping stress, and keep the kitchen running smoothly, consider these pantry organization tips:

Storage solutions. Opt for clear storage containers that allow you to easily see what is inside. Stackable bins can also be a fantastic way to maximize your space. Be sure to keep dry goods like pasta, beans, and cereal in air-tight containers.

Label. Use dry-erase markers or stickers to clearly label containers, especially if they are not see through. These come in handy when searching for snacks or a key dinner ingredient.

Rotate. When replenishing your pantry staples, place the new goods in the back and bring the older items forward. Rotating your supply will help you avoid mistakenly using expired ingredients and reduce waste.



Easter is 4/05!

For my readers that celebrate, Easter will be here Sunday April 5th. Will you be starting your day with a Mass? Maybe you will be enjoying a special buffet as many do. Even better yet, celebrating with family at one central location (home).



Lemon Tarragon Chicken Salad

Ingredients:

- 2 lbs. cooked chicken breast
- ½ c. mayonnaise
- 3 lemons zested and juiced
- 2 Tbsp. ground mustard
- 2 diced celery stalks
- 4 chopped green onions
- ¼ c. chopped fresh tarragon
- 2 Tbsp. chopped fresh parsley
- ¼ c. slivered almonds optional
- ½ tsp. salt
- ½ tsp. pepper

Dice the cooked chicken breasts into bite sized pieces. Combine the chicken, mayonnaise, lemon zest and juice, ground mustard, diced celery, green onions, chopped herbs, and optional almonds in a large mixing bowl. Stir until the chicken is evenly coated in the mayonnaise mixture. Add salt and pepper to taste. Plop it on a bed of lettuce or spread between your favorite bread slices and enjoy.



Rates Are Finally Below 6%!

Our recent Home Buying Seminar resulted in pre-approved home buyers. I have been conducting these for over thirty 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 Buyers 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!

What Does April 15th Mean To You?



Can I put him on my tax return!



This is my tax filing system!



No truer words said by teachers!



Tax season makes for some strange food cravings!

Reflections of Easters Past



It is about time the Bunny got his!



Are you sure we can use these for the omelet?



How come I can't find any eggs (the little boy said to his sister)?



Another example of the kinds of things the Easter Bunny might bring



It wouldn't be Easter without a bunny and some goodies!



If you think this egg is big, you should have seen the Hen that delivered it!



Easter would not be complete without the Easter egg hunt and the Easter Rabbit to lead it!