

Brought to you by
Jill C. Kline & Brenda K. Odenbaugh



Owners
Jill: 970-388-2926
jill@kandorealty.com
Brenda: 970-381-1169
brenda@kandorealty.com
www.kandorealty.com

K & O
REALTY, LLC

P.O. Box 1103
607 Main St
Platteville, CO 80651



Phased Renovations: Family Friendly and Less Stressful

Renovating your home doesn't have to mean living in a construction zone. Breaking up your project into smaller, more manageable phases helps to keep the sawdust at bay and ensures your home remains functional and family friendly throughout the process. This flexible approach also allows you to adjust your financial resources and schedule as needed. Step by step, your renovations can come to life without turning your daily routine into a demolition derby.

Budget

Nearly one-third of remodel projects go over budget. Consider setting aside an additional 10%–15% of your total budget to cover any surprises that come up along the way. For example, if unexpected plumbing repairs crop up during a kitchen update, you may choose to hold off on the next phase until you've replenished your funds or arranged extra financing. This provides the flexibility to pace your renovations according to your financial comfort.

Timeline

A flexible timeline gives you the chance to make strategic decisions at each step. For instance, you might decide to use different contractors for each phase based on their specific expertise, ensuring that your project is expertly managed. Breaking up your schedule also lets you adjust your vision as the style evolves.

Lifestyle

Also in this issue...

Maximalism On a Budget

Meal Prepping 101

Extend Outdoor Living Season

Western Ham and Veggie Quiche

Print this issue.

Opting for a phased remodel significantly reduces household disruption, making it ideal for families with children and pets. By tackling the project in stages, you can comfortably stay in your home as it transforms, realizing your renovation goals one step at a time.

[Print This Article](#)



Maximalism On a Budget

In the days of minimalism, bright colors and eccentric pieces were cast aside, but now maximalism's "more is more" design style is making a comeback. Here are some budget-friendly hacks to bring its sense of playful opulence to your home.

Refurbish or upcycle unused items into statement pieces. A fresh coat of paint can breathe new life into old decor. Shop local thrift stores, antique shops and estate sales to find hidden gems.

Mix and match furnishings for a fun, affordable alternative to coordinated sets. Don't be afraid to combine colors, textures, patterns, and fabrics to bring a unique, eclectic style to your space.

Opt for wall colors that make you happy. The key is to embrace your personal style. Maximalism has few rules and is all about filling your space with things that catch your eye and bring you joy.

[Print This Article](#)

Meal Prepping 101

Prep! Prep! Hooray! If you've ever wanted to master meal prepping but didn't know where to start, here's a guide to get your culinary juices flowing.

1. Start by focusing on the one meal you frequently miss or often buy from a restaurant.
2. Choose a good cookbook or online resource containing healthy recipes and helpful techniques.
3. Decide how many days' worth of meals you want to prepare at one time.
4. Enlist a meal-prep planning book with spaces for to-do lists, weekly goals, meal ideas, and daily motivational quotes.
5. Choose a dedicated day to do all the organizing and cooking. Popular options are Sunday and Wednesday.

[Print This Article](#)

Extend Outdoor Living Season

As summer fades into fall, there's no need to retreat indoors. Whether your area enjoys crisp, cool air or lingering warmth throughout autumn, you can savor the season and create lasting memories no matter where you are. Consider these tips to transform your outdoor living experience to make it last all season long.

- An **outdoor sofa and chairs** can convert an ordinary space into a relaxing retreat. Add color and coziness with **throw pillows and a weather-resistant rug**.
- **Pergolas and retractable shades** offer protection from the sun and light rain, allowing you to enjoy your backyard living area more comfortably.
- As sunsets come earlier, you can continue to use your space during autumn evenings by installing **string lights or ambient lighting**.
- No longer reserved for lawn mower storage, a **shed or workshop** can be transformed into a fun backyard hangout with a few pieces of lively decor and a touch of creativity.
- In cooler climates, you can enjoy the refreshing fall air and stay comfortable by adding a **fire pit, fireplace or patio heater**.

[Print This Article](#)

Western Ham and Veggie Quiche

Ingredients

2 deep-dish frozen pie crusts (9 inch)
1 tsp. butter, melted
6 eggs
½ cup milk
2 cups grated Cheddar cheese
2 cups frozen broccoli florets, thawed and well-drained
½ cup chopped red pepper
1 cup chopped onion
1 cup diced ham (or turkey)
½ tsp. salt
1 tsp. black pepper

Directions

Preheat oven to 350° F. Brush pie crusts with melted butter. In a medium mixing bowl, whisk eggs together with milk. Add cheese, broccoli, red pepper, onion, ham, salt, and pepper to the mixture and



stir. Pour mixture evenly into pie shells and bake for 30 minutes or until knife inserted into the center comes out clean.

Makes 2 quiche pies that serve 6-8



©2024 The Personal Marketing Company. All rights reserved. Reproductions in any form, in part or in whole, are prohibited without written permission. If your property is currently listed for sale or lease, this is not intended as a solicitation of that listing. The material in this publication is for your information only and not intended to be used in lieu of seeking additional consumer or professional advice. All trademarked names or quotations are registered trademarks of their respective owners.

The Personal Marketing Company
11541 W. 83rd Terrace
Lenexa, KS 66214