

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

K & O REALTY, LLC
P.O. Box 1103
607 Main St
Platteville, CO 80651

HOMEOWNER'S UPDATE

Tips About Filing a Homeowner's Claim

It's good to know your homeowner's insurance can provide a dome of protection should something break or malfunction. But it's not always in your best interest to file a claim. Here are some scenarios where you might want to consider skipping the claim process.

The claim is related to a maintenance issue. If you've put off maintaining your roof, fence or plumbing and damage occurs, your claim will likely be denied. Keeping up with regular maintenance is the best way to avoid this issue.

The expense is close to your deductible. If the cost of your claim is nearly as much as your deductible, it's wise to pay for the repairs yourself, avoiding potential premium hikes.

You're filing multiple claims. Filing multiple claims within a short amount of time may put your policy renewal at risk.

The claim is for something not covered by your policy. Filing a claim for something your policy doesn't cover can also lead to higher premiums.

[Print This Article](#)

Also in this issue...

1980s Decorating Trends
Make a Comeback

Refresh Your Bedroom
With a DIY Headboard

Sneeze-free Plants for
Allergy Season

Skillet Lasagna

Print this issue.



1980s Decorating Trends Make a Comeback

When you think of 1980s fashion, acid-washed jeans and tracksuits probably come to mind. The decade also brought iconic music, movies and TV whose popularity has surged in recent years. Interior design trends have followed suit, making 1980s home decor hotter than ever. Get ready to embrace this quintessential retro style, which means that everything old is new again.

Stylish kitchens from this era often featured a black refrigerator, dishwasher and trash compactor. Today, **matte black is the way to go** for a sleek, sophisticated look that's a modern alternative to stainless steel.

Incorporate **hot pops of color** such as magenta, chartreuse and electric orange. If neon isn't your thing, be faithful to the era with pastels like soft purples and seafoam green. Consider playful pinks, or try a more preppy look with monograms and blue-and-white stripes.

Tropical plants, ferns, mother-in-law's tongue, and other **houseplants are in again**. "Plants, or 'planties' as we like to call them, are an essential ingredient to creating a lush, warm, lively home," says lifestyle brand *Jungalow*. Faux greenery has come a long way since the '80s, so don't worry if you don't have a green thumb.

Brass and lucite are clearly making a comeback, especially in modern, whimsical pieces like curvy bookcases, rounded coffee tables or see-through barstools.

Some other ways to lend '80s nostalgia to any room include adding a few curated pieces. Consider objects like geometric vases and bookends, chunky comfy couches, **bold abstract art**, or even a vintage video game console. In keeping with the vibe of that decade, the only rules are to be playful and have fun.

[Print This Article](#)



Refresh Your Bedroom With a DIY Headboard

Updating your bedroom doesn't have to cost a lot. One easy trick is to make a DIY headboard. These simple ideas can add a unique design element to your room for a fraction of what a traditional headboard would cost.

Fabric

With countless colors and designs to choose from, fabric headboards can appeal to almost anyone. If you prefer a more subtle look, solid colors such as gray or blue can add a calming element to your room's aesthetic. Once you select your fabric, all you need is a staple gun, cotton batting and a piece of plywood.

Storage

Are you handy? Consider building storage shelves at the head of the bed to create a functional headboard for nighttime readers. Add elements like molding or hardware and a coat of paint for an attractive, tastefully finished piece.

Leather

A simple wood frame with a leather insert can give your bedroom an impressive, modern look at an affordable price.

Antique

An antique door flipped on its side makes a charming, vintage headboard. Customize it with a paint or stain color that complements your room's decor.

[Print This Article](#)



Sneeze-free Plants for Allergy Season

If you love gardening but hate the allergies and hay fever that plants can cause, consider adding hypoallergenic greenery inside your home and outside in the garden.

Lavender

Lavender offers calming aromas and benefits without causing the kind of sneezing fits commonly associated with chamomile. Allergic reactions to lavender are less common.

Fall Phlox

If you love daisies for their color, give fall phlox a try. Luckily for allergy sufferers, fall phlox isn't related to ragweed. It's available in many beautiful colors.

Rosemary

Unlike juniper, rosemary doesn't cause skin issues and hay fever. You can enjoy the looks, taste and aroma of rosemary without getting watery eyes and a scratchy throat.

Evergreen Clematis

If you love trailing vines like wisteria, clematis may be a good, low-irritant alternative. Both the evergreen and hybrid versions can reach great heights and offer multi-colored blooms.

[Print This Article](#)

Skillet Lasagna

Ingredients

1 Tbsp. avocado oil
1 med. onion, diced
4 garlic cloves, minced
¾ lb. ground beef
¼ lb. ground Italian sausage
¼ tsp. crushed red pepper flakes
8 whole lasagna noodles, broken
1 (28 oz.) can crushed tomatoes
1 (8 oz.) can tomato sauce
½ cup water
½ cup Ricotta cheese
4 oz. Mozzarella cheese, thinly sliced

Directions

Heat oil in a large skillet. Cook onion and garlic over medium heat, stirring often. Add beef and sausage, then cook until browned. Stir in red pepper flakes. Salt and pepper to taste.

Evenly layer broken noodles over meat. Pour tomatoes, sauce and water over top. Stir and bring to a simmer. Lower heat to medium-low and cook for 20-24 minutes, stirring occasionally until noodles are cooked. Turn heat to low and spoon dollops of Ricotta on top. Add Mozzarella, cover with lid and let cheese melt for 5 minutes, then serve.



[Print This Article](#)



©2022 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
11511 W. 83rd Terrace
Lenexa, KS 66214