

# **SPRING HOME & GARDEN**

**April 17, 2024**

**Passion for  
restoration  
pages 2-3**



**Williams Lumber  
kitchen designs  
pages 12-13**

**A supplement of the Southern Dutchess News, Northern Dutchess News & Beacon Free Press**

# Passion for historic restoration

By Curtis Schmidt

Ron Haase has a pair of passions – history and hands-on building restoration.

And you're correct – they do go together.

Historic restoration is an art that involves many facets – all with the goal of “esthetically putting back construction to its original form - as best possible,” according to Haase.

So, what is specifically involved in historic restoration and what sets it apart from carpentry and construction on “regular” homes in our neighborhoods?

Haase, an 18-year veteran of the craft, says it involves a skill-set aimed at preserving history and using older tools and reclaimed materials to get the repair job done.

He now owns Rust &

Company in Hyde Park where he offers a wide variety of materials such as barn wood, antique lumber and hand-hewn beams, natural slabs, stones and bricks, and tons of nails and screws. He has become the “go-to guy” for local restoration contractors.

Walking through his shop is like taking a walk through history. It even features an antique wood stove with artwork that he salvaged from a barn.

“If you're lucky, you do what you enjoy,” says Haase. “I went to work as a kid – sweeping floors and then working for a great mentor and craftsman. He instilled the passion in me of working with older structures, working with history and restoring with old-fashioned hands-on techniques.”

He learned to “rebuild with



Ron Haase works with a sander in his work space at Rust & Co. in Hyde Park. Photo by Curtis Schmidt

love” and always working to duplicate what existed in the past.

The process includes start-

ing by assessing the rehab project, “reading the building” for structural damage and learning

*continued on page 3*



## How Is Your Tomorrow?



HOME • FARM • BUSINESS  
AUTO • LIFE

384B MAIN ST CATSKILL NY  
518-943-3333 • F 518-943-3334

[Bryan.Frisbee@American-National.com](mailto:Bryan.Frisbee@American-National.com)

# is alive & well in Hudson Valley

what problems occurred and why. “You have to take your time and study the history of the building, maybe find old photos and then take your own photos,” he said.

The next phase involves sourcing the materials needed for the job – visiting places like the one he now owns or salvaging needed parts from other older structures.

“In many cases, we were dealing with water damage and rotted wood, so that was more of patch-and-repair work,” said Haase. “But then other jobs involved structural repairs where we would actually jack-up the structure and shore-up the foundation.”

He added, “You learned by doing. It was a lot of ‘hands-on’ learning out in the field. Then you would go back to the source. For me, that was going back to my mentor and talking

to other individuals who had strengths or expertise in the particular area on which I was working.”

Haase said he always kept and added to his “stash of reclaimed materials,” which led to his current venture. Now he’s the “treasure hunter” who searches older and sometimes dilapidated structures seeking items to salvage and reuse.

“I’m saving pieces of history and just hoping I don’t get there too late,” he said of when he learns of properties with older buildings that might fill some of his needs.

But Haase will always be the restoration craftsman and now works mainly with wood as he constructs items such as farm tables, mantles, cutting board and birdhouses.

“I think I’ve gotten to a good place,” he said. “This is my passion.”



*Ron Haase calls himself a “treasure hunter” who searches older and sometimes dilapidated structures seeking items to salvage and reuse. “I’m saving pieces of history and just hoping I don’t get there too late,” he said of when he learns of properties with older buildings that might fill some of his needs. Photos by Curtis Schmidt*

# What's in your Air? Water management is the root of most mold events in Spring

Spring is here and we all know the old saying "April showers bring May flowers," but the excess wet weather that spring can bring also brings the danger of MOLD and associated indoor air quality concerns!

The number one cause of any mold growth is water. Water management in, on and around your home or building is crucial. Unseen damage in the form of excess water or moisture is the root of most mold events.

"In so many cases, it's the water you don't see that causes the most problems," says Michael Christophides, Chief Assessor and Laboratory Director of Granite Inspection Group. Hidden leaks like water lines, drain lines, refrigerator water lines often become damaged or exceed their life expectancy and develop small leaks that allow for microbial growth to occur inside wall and ceiling cavities. "The only way to detect if you have a water related problems is with Mold/Indoor Air Quality testing."

Granite Inspection Group is a locally owned and operated licensed and professional Indoor Air Quality and Environmental testing company. Michael is a New York State Licensed Mold Assessor, who performs residential and commercial mold assessments, building diagnostics, environmental/mold testing services and forensic inspections. Our services are designed for all occupants whether it is your current home, one you are considering buying or selling or a public commercial building like schools, daycares and office space.

When it comes to indoor air quality, particularly mold (visible and non-visible) it's all about water, whether in a liquid form, in a solid form as in snow

and ice, particularly ice damming on roofs and walls. And let's not forget last, but not least, in a gas form as in vapor intrusion, humidity - water is the problem.

## Water Penetration

The bulk of water penetration comes from surface run off and drainage. To protect your home, you can easily improve, minimize and prevent water penetration and intrusion by taking some simple steps.

- Make sure you have gutters and liters on your home.
- If you do have gutters, make sure they are clean and free of any debris.
- Make sure all liters and discharge pipes are extended at least 4-6 feet away from the perimeter of the structure.
- Make sure the grading around the perimeter of the structure is properly pitched in a positive manner to ensure water will drain away from the building.

If all the above are in place, you will dramatically reduce the chance of water penetration or intrusion and protect your home from microbial growth.

The presence of mold or conducive conditions for mold growth should always lead to an assessment, investigation, cleaning and/or removal by a qualified professional.

One of the biggest ways to identify if you could have a growing mold concern is when you have that "damp, musty odor present in your home." Technically, there is no such thing as a damp, musty odor. What we smell is the byproduct of Microbial growth, Volatile Organic Compounds (VOC) or Toxins called Mycotoxins. This happens when a living organism digests organic material and through their digestion and metabolism, produce gases and odors.

Michael provides a checklist

of warning signs that indicate moisture and mold problems in homes and commercial buildings.

- The humidity in the structure is higher than normal.
- You have damp, musty odors in the house, basement or a room / area.
- You see discoloration on walls and ceilings. Similar signs include warping, bubbling and sagging in walls and ceilings.
- Clogged gutters and ice damming on the roof can cause water to leak into adjoining walls and ceilings.
- You have a dehumidifier and/or it is running non-stop.
- You see leaks in walls and ceilings. The heavy rains may have made these leaks evident, but they have been there for a long time. Once water finds a way into a structure, the problem just continues to grow and get worse.

• If you had water intrusion, no matter how much, whether it was six inches of water or small puddling and seepage along the wall - you cleaned what water was readily accessible and visible, but not what was inside the wall cavity or on building materials that were not accessible.

Michael warns that mold can begin to grow in as little as 24 hours. "If you see the indications of moisture problems, you must deal with them quickly," he said. "Letting it dry and hoping it will go away is not a solution. It is simply magnifying the problem."

## Test Before You Invest

He notes that testing is always recommended prior to any remediation work. Whether homeowners decide to tackle this themselves or hire a professional remediation company, "The testing will dictate and prescribe the appropriate course of action," said Michael. There are testing protocols and guide-

lines to ensure proper testing and verification of potential health concerns or hazards.

And don't rely on simply seeing mold. "It must be tested to indicate the extent of the problem," he said. Seeing mold just confirms that it has been there for some time and it needs to be tested to understand the depth and breadth of concern. It's what we can't see that we need to be sensitive to and proactive in testing," said Michael.

## Testing Methods

There are numerous ways testing can be performed. Testing should only be done after your building and/or home has been properly evaluated by a licensed Mold Assessor. The Assessor will determine and design a testing protocol based from the on-site assessment, building diagnostics and data collected at that time, i.e. moisture reading, thermal imaging, humidity etc. Based on the evaluation, a sampling plan will be determined. Sampling methods can vary from air grab collection, swabs, tape lift and direct samples to name a few.

There are over 100,000 identified mold species and many experts believe the number to be as high as 10 times more that are not identified at this time, due to the complexity of these organisms.

Not all mold is bad. In fact, we eat, drink and digest quite a few species in our everyday lives when we consume cheese, wine and beer to name a few. In addition, many species are used for medical purposes, such as antibiotics with Penicillin being a great example. Like everything else in life, it is all about moderation. If you are eating digesting or breathing an elevated amount of mold, there could be health concerns and

*continued on page 6*

SERVICING THE ENTIRE HUDSON VALLEY  
SOLID RECOMMENDATIONS ... FOR A SOLID HOME

GRANITE  
Inspection  
group

*Inspecting the Unexpected!*

845-635-2552 | [www.theblackmold.com](http://www.theblackmold.com)

## WHAT'S IN YOUR AIR?

Common Symptoms Include:

- Headaches
- Chronic Fatigue
- Coughing
- Irritation Of The Mouth, Nose and Throat
- Sneezing
- Rashes
- Allergies
- Sinus Infections
- Respiratory Issues
- Asthma



MICHAEL CHRISTOPHIDES



Chief Inspector &  
Laboratory Director  
Indoor Air Quality Specialist/  
Mold Assessor/Tester  
NYS LIC Mold Assessor  
#MA00001/23-6LN9Z-SHMO



Department  
of Labor



# Free Educational Seminars play key role in DBS Remodel's mission

For 38 years DBS Remodel has been educating Hudson Valley Homeowners on how to buy remodeling.

A design-build remodeling firm located in Poughkeepsie, DBS Remodel specializes in full remodels like kitchens, bathrooms, basements, additions, porches, decks, entry doors, and more.

Seventeen years ago, their firm began offering Free Educational Seminars as part of their Remodel Smart training series to help homeowners in our community learn what's important when deciding to remodel and hire a contractor.

DBS has an upcoming seminar scheduled for Saturday, April 20th from 10 am – 12 pm at the Homewood Suites in Poughkeepsie. You can reserve your seats by emailing, [andalee@dbsremodel.com](mailto:andalee@dbsremodel.com) or by visiting [dbsremodel.com](http://dbsremodel.com).

During seminars you can expect to learn about the remodeling process, the importance of a job scope, what a contract should be composed of, and even questions one

should be asking during the interview process.

It's not easy hiring a contractor, and people certainly don't buy a kitchen or a bathroom every day and most often, not more than once. We have found these seminars give attendees the confidence necessary to take the next step toward a dream. Since the program's inception, we have calculated that we've helped educate more than 3000 local homeowners.

These events are often hosted by the owner of our company Brian Altmann, our Operations Manager Bob Lutz, who has been with us for almost 25 years, and many of our talented Remodeling Consultants, who have all spoken nationally at remodeling conventions around the country.

Homeowners are sent home with budget development information as well as our DBS Remodel Homeowner Handbook.

Visit [DBSREMODEL.com](http://DBSREMODEL.com) or call 845-485-8343.

## Testimonials

"It's like having a second family living in your home while they work. You could not ask for friendlier, more respectful, or considerate people who are accomplished craftsmen to work on your project. We highly recommend DBS for anything you want done in or around your home."

John B., *Kitchen Remodel*  
Wappingers Falls

"DBS embodies what every contractor should be. Professional, caring, and above all else, doing the job right. If you are looking for your remodel to be done correctly by a company that cares about its clients, DBS is that company."

Dawn P., *Bathroom Remodel*  
Poughkeepsie



*DBS Remodel specializes in full remodels like kitchens, bathrooms, basements, additions, porches, decks, entry doors, and more. Courtesy photos*

## Mold

*continued from page 5*

side effects to you and your family. Symptoms are not universal and may vary on a case by case or individual level.

### Mold Exposure and Health Symptoms

There are many symptoms from mold exposure. The most common are allergy or cold like reactions, which are typically respiratory, such as wheezing and common difficulty breathing and Asthma like symptoms. Other symptoms may include burning/dry eyes, watery eyes, reddened eyes, blurred vision,

sore throat, nasal and sinus congestion, cough, shortness of breath, skin irritation and difficulty sleeping. If you are having any of these symptoms and the symptoms are reduced or completely gone when you leave your home or building, chances are you have been exposed to some sort of elevated levels of mold, allergens or possible toxins.

For more information, contact Granite Inspection Group at 845-635-2552 or visit [www.TheBlackMold.com](http://www.TheBlackMold.com).



*During Free Educational Seminars from DBS Remodel, visitors can expect to learn about the remodeling process, the importance of a job scope, what a contract should be composed of, and even questions one should be asking during the interview process.*



# FREE EDUCATIONAL SEMINAR

A part of our **Remodel Smart Training Series**, this is a complimentary event hosted by National Speaker, DBS Remodel's Michelle Merck.



**HAVE YOU HIRED A CONTRACTOR BEFORE?**

## Learn How To:

- ✓ Protect Your Investment
- ✓ Interview Potential Contractors
- ✓ Develop Your Budget

**SATURDAY,  
APRIL 20TH**

10:00 am - 12:00 pm

**HOMEWOOD SUITES BY HILTON**  
HUDSON ROOM

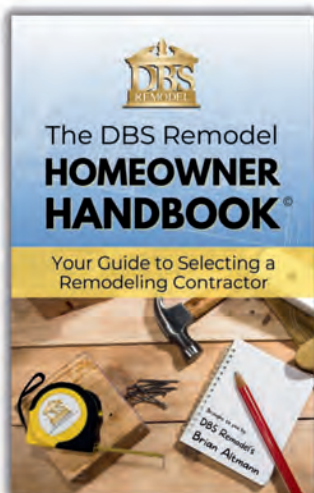
900 Thomas Watson Drive,  
Poughkeepsie, NY 12601

**Reserve your seat by emailing, [andalee@db remodel.com](mailto:andalee@db remodel.com)**



**A DESIGN-BUILD  
REMODELING FIRM**

Established 1986



**DBSREMODEL.COM**

**845.485.8343**

# Peony Design Studio will make all your gifts & events shine

From the intricacies of wedding florals to the simple charm of a single rose or hand-curated hostess gift, our commitment is to bring details to personal and celebratory life moments.

At Peony Design Studio, our collaborative approach to floral and event design allows us to create and artfully blend texture, color, shape, pattern and emotional references seamlessly into

events to remember. Peony Design Studio has been working within our Pleasant Valley community and are excited to now be able to serve you from our brick & mortar studio.

We are a full-service florist located in Pleasant Valley. Our shop offers a wide range of services from weddings and events to products made in the Hudson Valley or the USA that are sustainable and embody social responsibility.

Our products include fresh-cut flowers and flower arrangements, dried flowers, live plants and plant care items, skin care, soy-based candles, Harney and

Sons Teas. Whether you're looking for a little something for yourself or a gift, we can help you choose that "just perfect" item.

This spring we are excited to offer a collection of annuals, hanging baskets and herbs for the gardening enthusiasts in our community. We are also offering a special selection of curated gifts for Mother's Day including self-care items, jewelry organizers, cosmetic pouches, robes and throws to name a few.

Visit our store on Main Street next to the Pleasant Valley Department Store to see our full selection of gifts.



## Every Bloom Tells a Story



We work hand-in-hand with you, ensuring your ideas are paired with our knowledgeable insights and thoughtful creativity.

 @peonydesignstudiollc

 /peonydesignstudiollc

**845-723-4600**

**[www.PeonyDesignStudio.com](http://www.PeonyDesignStudio.com)**



*The staff at Peony Design Studio in Pleasant Valley utilizes a collaborative approach to floral and event design, which allows them to create and artfully blend texture, color, shape, pattern and emotional references seamlessly into events to remember. Courtesy photos*

# Enjoy the benefits of raw milk from healthy cows & goats at AKM Farm

AKM Farm is a family-run small farm. We raise Jersey cows and Alpine goats. AKM Farm is dedicated to providing our customers with healthy, clean, safe, delicious raw cow milk, goat milk

and other locally produced products. Healthy, happy, content cows and goats make great milk!

AKM Farm is owned and operated by Diane and Michael Massarone. We are licensed by

New York State to sell raw milk!!! Our milk is available at our on-farm market, AKM Farm Market and Dairy, located at 3691 Route 82, near Millbrook. Visit [www.akmfarm.com](http://www.akmfarm.com) or call 914-204-9518.

Drinking raw milk has substantial health benefits over drinking pasteurized milk as long as the raw milk is from healthy cows and is collected in a sanitary manner. Please feel free to stop by our farm, meet our cows, and see our facilities.

We believe in transparency, so you will know that you are drinking pure, clean, healthy, raw milk. Buying raw milk supports small, local farmers who treat their cows as family as opposed to buying pasteurized milk from large, confinement dairies. Healthy, happy, content cows make great milk! We hope to see you soon.

Visit [www.realmilk.com](http://www.realmilk.com) to learn about all the important benefits of drinking raw milk.



*Purchasing raw milk supports small, local farmers who treat their cows like family. Healthy, happy and content cows make great milk. This scene is from AKM Farm near Millbrook. Courtesy photo*

## Attention Home & Garden contractors: Save the date

Our Summer magazine runs June 19  
(deadline June 12)

Northern & Southern Dutchess News,  
Beacon Free Press

Contact Richard Wambach at  
[richrlw47@gmail.com](mailto:richrlw47@gmail.com)

## AKM Farm Market and Dairy



Raw cows milk, raw goats milk and other products produced here in the Hudson Valley.



Visit AKM Farm Market and Dairy  
3691 Route 82, Millbrook, NY  
[www.akmfarm.com](http://www.akmfarm.com)  
(914) 204-9518

# Take your living room outside with Rodriguez Landscaping

If you like to spend time outdoors, pavers are ideal for your property. They make your outdoor spaces a

usable part of your home and, in doing so, add value to your real estate.

Rodriguez Landscaping is locally owned, fully insured and provides knowledgeable and experienced professionals who take a personal interest in your project.

## Make an impression

A driveway built from pavers isn't just for your car. It also creates a stunning first impression of your home.

## Flexible

You can design your paver project exactly how you want it. Choose the stone, the color, the shape, the texture and even the pattern. For inspiration, we have examples of paved driveways, patios, pool decks, walls, steps, pathways, fire pits and side walks that we've installed for our clients over the years.

## Long lasting

Pavers have been used for many years. They outlive other kinds of landscaping because they not only weather the fashions, they weather the seasons too. Concrete surfaces can spall or even crack as summer

turns to winter, but a driveway or patio built from pavers will shift naturally with the seasons, eliminating this common problem. All surfaces built from pavers are resistant

to the freeze-thaw cycle, but ours are especially durable because of the special techniques we use to prepare the foundations. This means you can rely on Rodriguez Landscaping's projects to last.

## Good for heavy vehicles

Pavers are an extremely high-strength product - holding more pounds per square inch than both concrete and asphalt and are perfect for heavy vehicles.

## Value for your money

The durability, flexibility and beauty of pavers make them a great choice if you are looking for value for your money.

## Guaranteed

We guarantee you the very best workmanship at the lowest possible price. You get a written contract with mutually agreeable completion dates. You get our full expertise in the time-honored craft of paver installation.

Call us today for your FREE, NO OBLIGATION ESTIMATE at 845-784-8552.

## LeGrand Services

### LAWN MOWING

**Large &  
Small Jobs  
Field  
Mowing**

*~ Dependable Service ~*



### DUMP TRAILER SERVICE



**TRASH  
REMOVAL**

**CLEAN  
OUTS**

**DUMP  
RUNS**

Rhinebeck, NY OFFICE MESSAGE MACHINE 845-876-2630

**845-943-0266**

CALL OWNER  
Cramer T. LeGrand

## Take Your Living Room Outside!



**RODRIGUEZ  
Landscaping**

**845-784-8552**

### Specializing in:

- ◆ Paver Patios/Walkways/Steps
- ◆ Natural Stone Walls
- ◆ Stone Retaining Walls

**CALL FOR YOUR FREE ESTIMATE**

## Dumpster Rentals

**845-784-8552**



**Need to dispose of junk, trash, construction material or demolition debris?**

**Rent a Dumpster!**

**Call or Text For Pricing: 845-784-8552**



# Landscaping tips for choosing & installing plants

(StatePoint) The perfect landscape may start with a healthy, lush lawn, but for interest and depth, you'll also need to consider the plants that surround it.

Thankfully, it's easy to make considerable improvements to your backyard life using tips from professionals. Check out these tips for selecting and installing plants that will beautify your outdoor living areas.

## Choosing Plants

- Choose plants well-suited for your specific growing conditions. Knowing your growing zone is important, however you should also be mindful how conditions like sun exposure can change as you move around your yard.

- Choose the right size plants for the space. Bear in mind that what you're planting today is much smaller than what it will be once it's matured. Always read a plant's care label to understand its optimal growing conditions and size at maturity.

- From a design perspective, think in terms of texture, layers

and drifts. When addressing the overall texture of your planting beds, choose plants that vary in form, size, color and leaf structure. This will create greater interest, and a space that's more visually appealing and enjoyable to spend time in.

For a lush look, think in terms of layers when considering composition. Much like in a painting, you should have background, middle ground, and foreground layers. Your background layer should consist of taller evergreen shrubs to provide something alive and green to look at all year long, no matter what's happening in front of them. Your middle ground layer should be lower than the background layer to create interest, and is where you can add a contrasting evergreen shrub or pop of color with a perennial plant. Finally, your foreground layer should help transition the planting beds to your lawn space. You can accomplish this with smaller perennials, evergreens, annuals or creeping ground covers.



*For a lush look, think in terms of layers when considering composition. Much like in a painting, you should have background, middle ground, and foreground layers. Courtesy photo*

When addressing drifts, read the plant labels to know how large they'll grow. This can help ensure plants grow in together as they mature, but are not overcrowded.

## Installing Plants

1. Dig a hole that's about two times the diameter of the pot your plant's being transplanted from, and about the depth of the pot.

2. Mend in compost or soil conditioner to give your plant the organic material it needs to thrive. If you'd like, add slow-release

fertilizer, and mix well.

3. Place your plant in the hole, making sure that it sits at, or just above, the level it did in the pot.

4. Backfill with soil, stopping to add water when the hole is about halfway full.

5. Fill the rest of the hole with soil, then firmly press down.

6. Soak your plant with more water.

7. Finish by adding mulch, making sure it's pulled away from the base of your plant.



**CALL TODAY!**

**DIGGER DAVE**

- Project Planning & Preconstruction
- Site Excavation
- Underground Utilities
- Road & Infrastructure Construction
- Erosion Control & Soil Remediations
- Demolition & Land Clearing
- Commercial & Residential Construction
- New Modular Home Construction



Scan to Web

172 Middle Road • Rhinebeck, NY 12572 • Web: [DavidVosburghExcavating.com](http://DavidVosburghExcavating.com)

# WILLIAMS LUMBER & HOME CENTERS

## Kitchens are all about design

At Williams Lumber & Home Centers, we pride ourselves on catering to a diverse range of customers, each with their own ideas and tastes in kitchen design. With a wide variety of styles and functions available, our mission is to educate our customers on the options that will best suit their individual needs.

Understanding the balance between aesthetics and practicality is essential in designing a kitchen that not only looks stunning, but also performs seamlessly for daily use.

By taking the time to understand a customer's lifestyle, cooking habits, and style preferences, our design team can offer expert

advice on the best solutions for their kitchen space. From selecting the right materials and finishes to optimizing layout and storage solutions, we empower our customers to make informed decisions that will enhance the beauty and possibilities of their kitchen.

Here are the most common tips we like to give our customers:

- Optimize unused corners with Functional Corners, transforming overlooked spaces into valuable storage hubs.

- Add a personal touch with Utensil Racks, affording easy access to kitchen essentials while lending a customized flair to the culinary space.

- Enhance organization with



# and understanding customers

Divided Storage, lending a polished finish to drawer interiors while keeping belongings neatly separated.

- Consider kitchen cabinets that accommodate pets' needs. Insets for pet bowls, food, and water offer a clean, organized look for pet-friendly households.

- Streamline waste management

with an Efficient Recycling Area, simplifying daily chores and promoting eco-conscious practices.

From April 1st to June 30th, exclusive offers on Omega and Schrock products are available for Williams Lumber & Home Centers customers.

For Omega and Schrock, customers can enjoy a complimentary

paint upgrade on any size order, with no minimum cabinet requirement. Customers are encouraged to apply these tips and take advantage of these limited-time promotions at Williams. Enhance your space with top-quality cabinetry from Omega and Schrock.

We invite you to visit Williams' two kitchen and bath

showrooms in Pleasant Valley and Rhinebeck, as well as our five other convenient locations. The showrooms showcase a wide range of kitchen design displays, featuring over 20 unique designs for exploration, ensuring customers "NAIL IT RIGHT THE FIRST TIME!"



# Total home care tips for Spring, Summer

With summer heat waves on the way, Spring is the time to get your home ready for Summer.

## Get your AC unit serviced

Spring is the ideal time to have your AC unit serviced – you want to have any necessary repairs made before warm weather hits. You should have your AC unit serviced annually, to keep it running smoothly, maximize energy efficiency and avoid costly repairs. Annual AC maintenance is also critical for the air quality inside your home.

During a maintenance appointment, an HVAC technician will:

- Clean and inspect the coils
- Clean and replace filters

if needed

- Adjust and replace fan belts if needed
- Lubricate motors and bearings
- Clean and check blowers and fans
- Inspect controls and safeties
- Check refrigerant and pressures
- Verify operating temperatures.

In addition to having your AC unit serviced by a licensed professional, here are some ways you can make sure your AC unit is ready for high temperatures:

- Change the filters on a monthly basis during the cooling season
- Check for bent fins and straighten as needed
- Clear off any debris

around the condenser coils

- Assess refrigerant levels
- Check condensate pan and pipes for damage or leaks
- Wipe down interior and exterior to keep vents clean

## Upgrade to a Mini-Split

Thinking about updating your AC unit to a newer, more efficient model? Now is the time! Rather than having to lug your heavy AC unit out of storage and set it up each year, a Mini-Split allows you to have year-round comfort with just the push of a button. With 40% greater energy efficiency than central air, Mini-Splits are an investment that pays off in the long run.

Some other benefits include: Remote control technology, Room by room temperature control (with multi-

ple units), Whisper quiet operation and Dust and allergen filtration

## Maximize energy efficiency

To maximize the efficiency of your AC while minimizing energy bills, be sure your home is insulated well, especially air ducts running through hot attics. Pulling the shades down during the day and using ceiling fans to circulate air around the house will make it so your AC unit doesn't have to work quite so hard. You can also set timers so that temperatures are higher when you're away from home.

DS Home Services is now scheduling appointments for AC unit maintenance and installation. Call today to get your home ready for summer!

## Get Your Home Ready for Summer!

- ✓ Have your AC unit serviced or replaced
- ✓ Protect your home against summer power outages with a standby generator
- ✓ Prepare for outdoor get-togethers with outdoor lighting



Call today to get your home ready for summer! 845-402-8791

# Hudson Valley Business Brokers



*Historic Main Street Village Cafe*



*Commercial Warehouse*



*Three-Unit Plaza*



*260-Seat Steakhouse*

**Looking to  
Buy or Sell?**

**Zengen Real Estate**

**Hudson Valley Business Brokers**

## **2,500SF +/- COMMERCIAL WAREHOUSE \$299,000**

POUGHKEEPSIE Walk to train station. Mt. Carmel area. Minutes to Rt 9. Exposed brick interior would make excellent retail storefront. 1/2 block to Main Street. Excellent for cafe, coffee shop, boutiques, shoe store, barber, salon, gallery, etc. Currently has side door and garage door front entrance. Good for auto related business with town approval. In heart of incredible growth near Main Street, Train Station & Mt Carmel Square area. Recent plumbing and electrical upgrades and panel. City water & sewer. Extra wide sidewalk area for possible outdoor dining with town approval. **Call or text ZengenRealEstate.com at 845-224-8005, HVBusinessBrokers.com.**

## **THREE UNIT PLAZA w/ CARWASH TENANT \$1,199,000**

DUTCHESS COUNTY/PINE PLAINS New to market. Recent renovations. Built strong. Behind post office and near Stewart's gas station in beautiful Pine Plains village, quickly becoming one of Dutchess County's most popular townships. Property, roof and septic in top condition with recent inspection reports available. Long-term leases. Fully rented. Room to expand with town approvals. Easy landlord investment property includes tutoring school, physical therapist, bakery & carwash. All separate utilities. Lovely Pine Plains community with popular outdoor recreational attractions include Stissing Mountain Fire Tower, Stissing Lake, Hiking Trails, Rec Beach, Pavilions, Ball Fields, etc. **Call or text ZengenRealEstate.com at 845-224-8005, HVBusinessBrokers.com.**

## **HISTORIC MAIN STREET VILLAGE CAFÉ w/ BEAUTIFUL PATIO \$95,000 SOUTHERN DUTCHESS COUNTY**

Long established, street corner eatery with brand new outdoor brick-paver patio guaranteed to make you the talk of the town! Casual atmosphere. Historic brick building with beautiful woodwork & raised panels throughout. An area favorite! Believe me when I say this award-winning menu will have your customers coming back for more. "Fine dining on a sandwich!" Breakfast, lunch, dinner. Heavy takeout & delivery sales. Award winning breakfast sandwiches, salad bowls, fried chicken, Reubens, hoagies, steak & BBQ sandos. Too many gourmet sandos and dishes to list all created with local, fresh produce & ingredients. Vegetarian, vegan & gluten-free options. Owner will train. Main entrance and set-up perfect for heavy take-out orders. Separate dining room seats 30 plus patio seating of 30+. Onsite parking lot as well as municipal lot & street parking. Excellent net profits with the ability to add wine, beer & liquor. Liquor license approved by town. Easy addition to wine & beer sales or convert to wine bar or coffee & ales pub. Heavy Facebook & Instagram presence. Basement storage. Long term lease. NDA required. **Call or text ZengenRealEstate.com at 845-224-8005, HVBusinessBrokers.com.**

## **260 SEAT STEAKHOUSE/4,700SF PROPERTY FOR LEASE \$4,950mo rent**

MILLBROOK/PLEASANT VALLEY LINE Former area landmark restaurant, bar, live music venue on extremely busy state highway Rt. 44 location. Former Copperfield's Steakhouse. Geographical center to Dutchess County servicing 50,000+ in surrounding areas. Draw from Millbrook, Lagrange, Pleasant Valley, Clinton Corners, Stanfordville, etc. High traffic pattern from Rt 44/Rt 82. Seats 260. Multi dining room, lounge, party room, large horseshoe bar. Rustic feel with beautiful woodwork throughout. Abundant parking. Property equipped with kitchen hood system, walk-in box, tables, chairs, booths, bar. Just outfit the gutted kitchen and go! Excellent brewery possibility. Easy re-launch to follow in the footsteps of one of the area's most popular restaurant/bars known for their Happy Hour, prime rib and lobster! Heavy bar crowd, live music and event nights possibilities due to popular and central location. No Key Money. Long-term lease available. Excellent location for offices, medical offices, retail, service industry, brewery, etc. Property available if desired. **Call or text Daniel Richard for a tour & details, 914-475-7213, ZengenRealEstate.com, HVBusinessBrokers.com**

**HudsonValleyBusinessesForSale.com**

# Trends to take muted interiors from drab to dreamy

(StatePoint) While neutral tones continue to be popular this year among home DIYers, bold and colorful surroundings also are trending right now.

From adding dramatic style to the kitchen to giving an unexpected space a splash of color, these ideas—inspired by the 2024 FrogTape Design Trends, as identified by celebrity interior designer Taniya Nayak—will make areas around your home pop in 2024.

**Colorful Kitchens** - Make the kitchen a focal point by painting the cabinets or panels on the island a vivid color. Calming blue will ensure a relaxed and laid-back feeling, while fuchsia will energize the design. Nayak recommends using FrogTape Delicate Surface Painter's Tape to prevent paint bleed and achieve crisp paint lines. The low-adhesion tape is designed to prevent damage on surfaces like

cabinets, freshly painted walls, wallpaper and more.

**Dynamic Décor** - If painting projects aren't in the plan for this year, revive a living room or bedroom by adding a collection of brightly colored pillows and throws, bohemian-style macramé, wall art and a rug with geometric patterns. As long as the colors are complementary to each other, the blend of styles and textures will catch the eye and make the room feel refreshed with little effort.

**Nourishing Green** - A simple, but effective, way to boost the mood of a space is to fill it with large blooms. Place a modern plant stand in an empty corner or between rooms as a divider, and layer in green houseplants or ones with colorful leaves on the shelves. Accentuate the greenery with pops of the same color throughout the room to create a sense of cohesion.

**Elevated Exteriors** - It's not



just the interiors of the home that should speak to personal style, the outside should, too! Give the front door a facelift by painting it a daring color. Don't be afraid to choose one hue for the outside of the door and another for the inside. For this project, apply FrogTape Multi-Surface Painter's Tape before painting, so that trim around the door and

doorknob is protected from paint bleed.

For more fresh decor ideas and design tips, visit [FrogTape.com](https://www.frogtape.com).

Whether you choose one or all of these trends, they can be tackled by DIYers with a range of skillsets to transform dull living spaces into the home of your dreams.

## How to pick plants that will thrive in your climate

(StatePoint) When choosing what kind of plants to put down in your yard, you likely focus on the what and the where. After all, a beautiful plant in a prime location enhances curb appeal and even bragging rights.

You may pay less attention though to understanding your plant hardiness zone and all the ramifications that come with it. To help ensure your plants don't just survive, but thrive, the experts at lawn care equipment manufacturer Exmark are sharing the following insights about plant hardiness:

### What is Plant Hardiness?

The secret to growing healthier plants is called plant hardiness. Plant hardiness is the ability of a plant to survive adverse growing conditions such as drought, flooding, heat and cold. Ever watched with frustration as a late-season temperature dip leaves your beautiful buds with a serious case of frostbite? That's why plant hardiness zones were developed.

American farming contributes billions of dollars to the gross national product every year, which is one reason why the USDA has long monitored weather data. If determining when the average final frost may occur for every region in the country is worth billions, what could that same knowledge mean for your garden? Well, choosing plants with hardiness levels appropriate to specific planting zones gives you the best chance of gardening and landscaping success.

### What is My Growing Zone?

The United States is divided into 13 zones. Zones 1-6 being the coldest, and 7-13 the warmest. Zone 1 averages -60 degrees F while zone 13 never drops below 70 degrees F. A general guideline is to plant anything designated for your zone or lower, but never higher. Know what zone you live in, and be sure to always check the tag on the back of the plant or seed pack before planting anything.

### Perennials Versus Annuals

There's a reason you see palm trees in Miami, not Minnetonka, Minn. In the case of perennials, it's not about when the first frost is, but how cold it gets, and whether that plant can survive and thrive through winter.

Plant hardiness zones are less important however when it comes to annuals. Because these plants are only meant to last the length of one growing season; waiting until after the average first frost date will save you from having to re-plant. Know that even if your plant survives the frost, it may never match the photo you saw advertised at the nursery.

**Planting Zone Rule of Thumb** - Plant hardiness zone maps are, well, all over the map. Consider the number assigned to your zip code as a starting point. You may live right at the break between one zone and the other. Remember that it's better to guess too low, than too high. In

the South, the heat can put real stress on a plant not made for it. Your particular geography can also affect your hardiness zone, like if you live on a hill or in a valley.

For more insights, check out the USDA Plant Hardiness Zone Map, and watch "Find Your Plant Hardiness Zone," a recent episode of "Backyard Smart," an original series from lawn care equipment manufacturer, Exmark. To watch the video, visit Backyard Life, which is part of a unique multimedia destination with a focus on helping homeowners improve their outdoor living spaces. There you can also download additional tips and view other Exmark Original Series videos.

Understanding what plants will thrive in your climate is essential to having a healthy lawn and garden. Fortunately, free resources abound to help you garden and landscape successfully.

# Dain's Lumber sets 20th Deck Show & Sale April 27-28

Dain's Lumber at 2 North Water Street in Peekskill has been proudly serving homeowners and contractors since 1848. Our 20th Deck Show & Sale is set April 27th & 28th from 10 a.m. – 4 p.m. both days.

If you're planning a deck design project, you might want to check out our 2,500 sq. ft. deck. With dozens of composite, PVC and wood types, endless colors and plenty of handrail styles all on display, you'll be able to see first-hand what your options are like. Many fence style and options are on display as well.

Stop by anytime, as it's open 24 hours/7 days a week for our

customers convenience. Of course, if you'd like to speak with our deck experts - be sure to stop back when we're open!

The Deck Show & Sale will feature the following:

- Deck Installers & Manufacturer representatives on-site both days
- All decking and railing on sale

- Top rated brands
- 2,500 sq. ft. display deck with over 80 color options

- 8 decking options in stock
- Visit [www.dainsdeckshow.com](http://www.dainsdeckshow.com) for free quote or to book a decking consultation



*If you're planning a deck design project, check out the 2,500 sq. ft. deck at Dain's Lumber in Peekskill. Courtesy photo*



## DAIN'S DECK SHOW & SALE

## APRIL 27TH & 28TH

## SATURDAY & SUNDAY 10:00 AM - 4:00 PM

**TOP RATED BRANDS**





















**SAME FAMILY. SAME LOCATION. SINCE 1848.**

**WWW.DAINSLUMBER.COM 914-737-2000 PEEKSKILL, NY**



# SABELLICO SNIPPETS

Courtesy of

Sabellico Greenhouses & Florist, Inc. [www.sabellico.com](http://www.sabellico.com)  
[www.sabellicofloristshop.com](http://www.sabellicofloristshop.com)  
 845-226-5943

## WET/COMPACTED SOIL

- We have gotten a lot of rain this winter and spring. Avoid working in your garden if the soil is still wet. There is a danger of compacting the soil when stepping in, tilling or working wet soil. Plants need air and nutrients from soil and have a tough time accessing these from compacted soil. It is also hard for good solid root systems to thrive in compacted soil.

In order to determine if your soil is workable, pick up an clump of soil. Squeeze it. If it clumps together but will easily fall apart, it is workable. If it is a muddy mess or is leaking water, wait! In the picture below, the soil is still too wet.

**COLD CROPS** - If the soil temperature is at least 40°F, you can safely plant cold-season crops like spinach, peas, Swiss chard, radishes, turnips, parsnips, carrots, kale, lettuce, leeks,

rutabaga, onion seed and sets, bare root strawberries, asparagus and potatoes directly into the garden.

## ROTATE YOUR CROPS

- Remember to rotate your vegetable crops each year. Plant each variety of vegetable in a different part of your garden than you did last year.

## OFF TO A GOOD START

- Give asparagus beds a good layer of compost or well composted manure for better production and larger stalks.

## NEW TREES & SHRUBS

- Prune new shrubs and trees very little for the first two years. They need time to get established and grow a strong root system. The more top growth (leaves and branches) the plant has the more the plant can produce its own food to grow. Only prune out dead, broken or crossed branches.



## GET YOUR HOUSEPLANTS READY.

Take a look at your houseplants. This is a good time to transplant into the next size pot. They will be going into a growth spurt with spring, more sunlight and, if they are lucky, a summer outside.

Don't jump too many sizes up in pot size. Most plants like it a little snug in their pots. If their roots are too much smaller than the pot, there is a lot of soil that stays wet too long promoting root rot. Use a good quality, well-drained houseplant potting mix.

Clean up the plant by removing and damaged or browned growth. Prune back leggy houseplants now before the spring flush of growth.

As the warm weather approaches, your houseplants will put on a growth spurt. Over the winter, we often suggest cutting back on fertilizer. Now is the time to resume regular application of a fertilizer like Jack's Classic Houseplant Special or All Purpose fertilizer.

## LEAVE WINTER MULCH

- Mother Nature is fickle and we could still have some harsh weather. Leave any winter mulch around roses and perennial beds for another couple of weeks.

## PRUNE OVERGROWN SHRUBS OR VINES

- Shrubs and vines like lilac, honeysuckle and pussy willow that are really overgrown should be pruned by removing two or three of the oldest, largest stems to rejuvenate these plants.

## LILY POLLEN STAINS

- The stamens of lilies have anthers that are coated with pollen. This pollen can stain your clothing, tablecloths and furniture. To avoid this, remove the pollen with your fingers or with a pair of tweezers over a sink or paper towel. Keep an eye on your lilies in an arrangement or plant. As each flower blooms, there is more pollen. If you do get pollen on some fabric, don't touch it with your fingers or wet it. Brush it off with a brush or tissue.


## ENRICH YOUR SOIL NOW BEFORE YOU PLANT

### Good Soil = Healthy Plants

So much of your gardening success comes from good soil. Soil is very complex with a living bio-diverse ecosystem that feeds and supports plant roots. It keeps your plants upright and provides nutrients, water and air to the roots that nourish the plant.

Now is the time to add organic matter to replenish your soil


*continued on page 21*




**SCREW PILE SYSTEM**

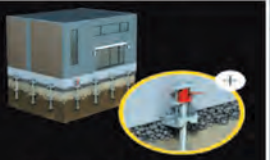
[goliathtechofhudsonvalley@gmail.com](mailto:goliathtechofhudsonvalley@gmail.com)

Decks Sheds Gazebos Homes and Buildings Cottages and Cabins Home Additions Sunrooms and Solariums Balconies	Mailboxes Fences Swimming Pools Clotheslines Garages Carports Exterior Stairs Modular and Manufactured Homes
--	---

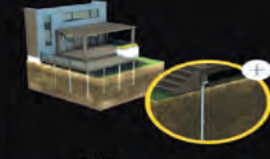





Solar Panels



Underpinning



Decks



Home Foundations

**GOLIATH TECH OF HUDSON VALLEY INC**  
**PINE PLAINS NY 518-821-9761**

# Real wood shutters make all the difference!

Shuttercraft of Madison, CT has been making custom wood shutters since 1986, shipping nationwide to builders, homeowners, painters, and more.

Started in the family garage, the business was developed to offer authentic, hard-to-find

“moveable louver shutters” and expanded over the years to offer almost anything in wood shutters for both interior and exterior.

These traditional shutter styles are perfect for renovation, restoration, and new construction, especially here in New

England. Endless cutout patterns personalize shutters and historic shutters can be matched for replacements.

Shuttercraft also offers full painting services and authentic mounting hardware (hinges, holdbacks, latches, pull rings, and

more).

No project is too big or too small, from the dog house to the White House! (Yes they have shuttered both.)

For more information, visit [shuttercraft.com](http://shuttercraft.com) or call 203-245-2608.



## How to prevent bugs from ‘bugging you’ at home

(StatePoint) “Those who want a bug-free home will have to be proactive year-round. Ants, certain fly species, such as winter crane flies, and other insects, are adapted to cold temperatures and can be very active during these cooler months,” says Daniel Perry, Zevo entomologist at Procter & Gamble.

To prevent unwanted houseguests and banish bugs from your living spaces, check out these cold weather tips:

- Ventilate humid areas: As the weather gets colder, hot water is more in use in places like the bathroom or basement. These closed spaces can create humid environments where insects tend to gravitate. To attract fewer bugs, keep these areas well-ventilated.

- Prime your space for plants: If you have plants that you bring inside in the winter, properly prime and debug your home beforehand to prevent potential infestations, and check all your houseplants for unwanted insects before you bring them inside and every week afterwards.

- Tidy up: Cleanliness is the most common strategy for coping

with bugxiety (fear of bugs) and there’s a good reason for it – it’s effective. Make sure you take out your garbage regularly, especially. Be sure not to leave food (perishables especially) out for excessive periods of time as that can attract insects.

- Get round-the-clock protection: Get the peace of mind that comes with 24/7 protection against flying insects. Zevo Flying Insect Traps use blue and UV light to continuously attract and trap insects to an adhesive back that you never have to touch. Place the traps in the kitchen, garage and other areas where doors and windows are frequently opened, and keep them plugged in to protect your home day and night from pesky flying insects.

- Fight back: Nip signs of a bug problem in the bud by dealing with it immediately. Spot a bug? Zevo Insect Killer Sprays kill bugs you see, targeting and shutting down biological pathways found only in bugs, not people or pets, making them effective and safe when used as directed.



*Shuttercraft provides windows, shutters and hardware for renovation, restoration and new construction, plus full painting services. Courtesy photos*

## Real Wood Shutters Make All The Difference!

### Interior & Exterior Custom Wood Shutters In All Types & Sizes

**Authentic Hardware**  
**Endless Cutouts**



**Made In USA**



**Call (203) 245-2608 [shuttercraft.com](http://shuttercraft.com)**

# Ensuring energy efficiency saves all the way around

(StatePoint) Whether you own or rent the place you call home, ensuring that it's energy efficient can help you save money, increase your comfort and contribute to improved indoor air quality. It's also better for the planet.

To help you make choices that will trim your monthly expenses and reduce your carbon footprint, Freddie Mac is offering the following tips:

**Home-Searching Tips** - When house hunting, your realtor can help you learn about the current energy usage of the homes you're interested in purchasing. If you're explicitly looking for green housing, it's helpful to work with a professional with specific expertise or credentials in this area.

Whether you're in the market to buy or rent, basic energy- and water-saving features to check for when visiting properties include good insulation, properly sealed doors and windows, smart thermostats, low-flow or dual-flush toilets, high-efficiency or tankless hot water heaters, and front-loading washing machines. The ENERGY STAR and WaterSense labels are good indicators that the property, and the appliances within it, are designed with efficiency in mind. You should also consider which direction the building faces and whether it's shaded. The amount of direct sunlight your potential home receives can have a large impact on your HVAC needs.

**Making Updates** - There are many steps you can take to

improve your home's energy and water efficiency. If you're unsure where to start, consider referencing the Department of Energy's data-driven tools and calculators. You could also hire a professional to perform an energy audit. This will pinpoint where you're losing energy and what renovations will save you money. Some quick DIY updates to make right now include caulking window casings, weatherstripping doors, replacing incandescent light bulbs with CFLs or LEDs, and installing low-flow faucets and showerheads. Additional money-saving updates include installing a smart, programmable thermostat, replacing older appliances and installing a tankless hot water heater.

Renting? Reach out to your

landlord to determine what updates they're willing to make. You may not be allowed to make permanent changes, or interested in making investments in someone else's property, but energy-saving habits, such as washing clothes in cold water and adjusting the thermostat when leaving town, can help.

**The Return** - You may be asking yourself whether all this effort is worth it. The answer? Up-to-date, energy- and water-efficient technologies can save you 20% to 30% on your bills. And because today's savvy buyers are looking for a home that will be kind to both their wallet and the environment, efficiency improvements can also boost resale value. In fact, Freddie Mac

*continued on page 22*



## PROMPT PROFESSIONAL SERVICE FOR OVER 71 YEARS

Service agreements and memberships available

Lambert Plumbing & Heating is a local, family-owned and operated business that has been serving the Dutchess and Ulster County and surrounding area for over 71 years.

We're licensed and committed to providing our customers with high-quality service.

**\$50 OFF**  
**A SERVICE CALL**  
\*845-617-8012



### Our Services

Plumbing  
Heating  
Air Cond.  
Water Heaters  
Water Quality  
Drain Cleaning  
Indoor Air Quality

[www.lambertplumbingandheating.com](http://www.lambertplumbingandheating.com)

# Color tips to make your home exterior pop

(StatePoint) Home exteriors make a first impression, setting the tone for neighbors, guests, and if a property is on the market—prospective home buyers. So how do you boost your curb appeal and make your exterior pop? According to those in the know, a lot of it has to do with color.

“Choosing deep, bold colors for your door or siding can provide eye-catching focal points and dramatically increase curb appeal,” says Jon Lapp, vinyl siding product manager at ProVia.

To help you make selections that work best for your home and vision, ProVia is offering the following insights:

**Siding** - Color and texture play significant roles in the overall look and style of a home, so consider pairing your vinyl siding with other materials, such as manufactured stone, decorative shake, or board and batten. Whether you go for soft earth

tones or deep hues of primary colors, color retention technologies will maintain the look through the years. To that end, here are a few qualities to look for in your siding:

- **UV protection:** Think of it as sunscreen for your house. This layer of protection helps shield your siding from the destructive effects of the sun’s UV rays.

- **Weather barrier shield:** Anti-weathering materials on the siding’s surface can help ensure long-lasting color fidelity and low-maintenance freedom for your home’s exterior.

- **Heat resistance:** Heat-resistant inorganic pigments ensure exacting deep colors, reflect heat from exterior walls, and deflect solar rays to reduce solar heat build-up and unsightly weathering.

- **Anti-fade protection:** A strong molecular chain, found in super polymer vinyl siding, is engineered for superior color

retention.

“At first, it might be difficult to tell the difference between a good vinyl siding panel and an outstanding one. But over time, the true strength and quality of each panel will be revealed,” says Lapp.

It’s for this reason that ProVia’s entire lineup of super polymer vinyl siding is formulated with Tri-Pigment Reflective Technology, Color Keeper Anti-Fade Protection, Weather Barrier Shield and SPX-2000 UV Blocker. These components work together to combat fade and increase weather resistance.

**The Entry Door** - The entry door is an amazing place to make a color statement. However, if you buy an exterior replacement door and try to finish it yourself, achieving the flawless finish you’re hoping for is easier said than done. Then there’s the trim, and possibly sidelights and a transom that also need to be

painted to match or coordinate with the door color.

From classic hues, such as rustic bronze or forest green, to trending colors like avocado or burnt orange, you can ensure a consistent, beautiful and lasting finish by having your manufacturer paint the door before it leaves the factory floor. Bonus: the color will also be under warranty. Look for a manufacturer that crafts custom doors, allowing you to choose different interior and exterior colors and other specifications tailored to your taste.

To get inspired for your home exterior project, visit [provia.com](http://provia.com). In addition to photo galleries of finished projects, the site’s home designer tools allow you to visualize how various elements will look on your home.

By selecting professional-quality exterior products, you can ensure long-lasting durability and a big boost in curb appeal.

---

## SABELLICO

*continued from page 18*

before the growing season begins.

Soil teems with life that benefits your garden. Earthworms, insects, fungi and beneficial bacteria all convert organic matter, like dead leaves and plant debris, into nutrients for plants. They also help aerate the soil and convert organic matter into humus. When you amend the soil with organic matter, you’re actually feeding a whole ecosystem that ultimately provides the nutrients needed by your plants.

Adding organic matter to your soil will also help to keep the soil evenly moist and well-aerated to provide the most hospitable environment for microorganisms and plant roots. It is best to use organic amendments because using harsh pesticides on your plants

creates chemical runoff into the soil that will harm beneficial insects and microorganisms in the soil.

Organic matter serves as a source of nutrients for plants and provides essential elements like nitrogen, phosphorus and potassium which are vital for plant nutrition.

Organic matter improves the soil structure by enhancing aeration and drainage. This creates the perfect environment for strong root growth and reduces the risk of soggy soil. It also helps to increase the soil’s water-holding ability.

By enriching the soil with organic materials, you can create a nutrient-rich, well-structured and moisture-retentive environment that supports healthy plant

growth.

### Amending Your Soil

- Make sure to do a pH test. You may need to amend the soil for pH. Most plants prefer a neutral soil of 6 to 7. Sabellico’s will do a free pH test. It takes about 15 minutes.

- If your soil is too acidic, add lime or wood ash to your soil to make your soil more alkaline (sweeter).

- If your soil is too alkaline (sweet), add elemental sulfur or iron sulfate to add some acidity to the soil. Some gardeners swear by coffee grounds to lower pH.

- The solution for sandy or clay soil is the same. Add compost, composted manure or other organic matter. This will help to loosen clay soil and will add substance to sandy soil. Clay soil

will also benefit from an application of peat moss to help to loosen the soil.

- Here in the Hudson Valley, we are usually blessed with fertile loamy soil. This is the best type of soil for most plants. Even this type of soil is improved by amending the soil with organic matter. It will restore essential nutrients, improve drainage and help to manage moisture giving your plants the best conditions to thrive and produce flowers and fruits.

- If you need help choosing soil amendments, just drop by, and ask one of our garden experts. They’re more than happy to help you get this year’s garden started right from the ground up with healthy soil.

# Building a custom home?

## Read these tips first

(StatePoint) Many people dream of building a custom home in a beautiful location. However, the journey of building a home from scratch is not always smooth.

Creating a custom home is an exciting journey with both triumphs and trials. Here are some common concerns:

1. Balancing Vision and Budget:

Challenge: Juggling expansive design ideas with realistic budget constraints.

Solution: Overall project costs can be unpredictable with a standard cost-plus contract, particularly if you have an expansive vision. That's why it's important to work with a builder who encourages a pre-construction phase, whereby specifications and line-item costs are fixed. This process allows you to make design adjustments on paper before construction begins, and in turn, your builder will present you with a fixed cost-plus contract. As the project moves forward, be sure to request regular updates and clear project timelines.

2. Navigating Regulatory Terrain:

Challenge: Dealing with the complex world of permits and regulations often causes delays.

Solution: Work with a builder who possesses local knowledge. Doing so can streamline the process as they will understand and adhere to specific requirements.

3. Timing the Sourcing of Materials:

Challenge: Excitement of hand-selecting materials tempered by potential supply chain disruptions.

Solution: If your builder is experienced in material sourcing and high-quality craftsmanship, this will help them navigate such challenges to avoid delays while ensuring your new home is built to the highest standards.

4. Adapting to Evolving Design:

Challenge: The temptation of design changes impacting the project timeline.

Solution: Striking a balance between innovation and sticking to the timeline is crucial for success. Your builder should act as your trusted advisor, connecting you with savvy designers, architects and other experts who understand the local market and



the range of other factors that can affect your timeline.

5. Unforeseen Costs and Delays:

Challenge: Unexpected challenges despite meticulous planning.

Solution: Establishing a contingency fund and maintaining open communication with your builder is prudent. To that end, your builder should take a client-

driven approach and actively involve you in the decision-making process.

With careful attention and industry expertise, guided by a trusted custom home builder, you can transform your vision into reality, backed by the assurance of transparency, fixed-price contracts, quality craftsmanship, professional design services, and a client-driven approach.

## Spring Cleaning: 'Junk' may be valuable!

(StatePoint) From baseball cards and sports equipment to postcards and photographs, is that "junk" in your attic or basement dusty treasure or just dusty?

Here are some tips to determine if your sports collectibles are valuable:

The Older, the Better with Cards - Vintage sports cards from the early periods of sports are collectible, especially Hall of Famers. Do you have stars from the 1960s, 1950s or earlier? Look for names like Mickey Mantle, Jackie Robinson, Babe Ruth, Honus Wagner or Ty Cobb. Even non-star cards can be valuable, especially in nice condition with sharp corners and no creases.

When determining where to sell cards and memorabilia, focus on a specialty auction house, such as Love of the Game, which employs trained experts in researching sports ephemera, and maintains bidder lists of sports collectors. More information is available at [loveofthegameauctions.com](http://loveofthegameauctions.com).

Don't Overlook Memorabilia and Equipment - Cards aren't the only potentially valuable things. Look for older promotional and advertising ephemera spotlighting sports stars, especially items that promote sporting goods, food or tobacco brands. Ads from magazines aren't valuable, but store displays, signs and premiums can be pricey.

Save Postcards and Photographs - If you have old photographs, cabinet cards or postcards of sports stars or ballparks, they should be evaluated. Those from pre-1960 can be expensive. Look for early "real photo" postcards from the 1900s through the 1940s, which are photographs printed on postcard backs.

When examining photographs, look for markings on the back, such as photographer, publication and date stamps. Also set aside cabinet cards, which are photographs from the 1880s through the 1930s adhered to cardboard stock.

## Energy efficiency

*continued from page 20*

research found that homes with high energy-efficiency ratings sold for 2.7% more on average than unrated homes.

Fortunately, there are programs available, such as Energy Efficient Mortgages, to help finance these improvements upfront. With the understanding that reducing home utility costs places families in a better financial situation and helps preserve home affordability over time, Freddie Mac offers GreenCHOICE Mortgages that can be applied to a new home purchase or a no cash-out refinance and can be used to cover

basic energy efficiency improvements up to \$6,500 without the need for an energy report. With a GreenCHOICE Mortgage you can borrow up to 15% of the home's "as complete" appraised value to pay for basic energy and water efficiency improvements. Speak with your lender about the financing options available to you and which may best suit your needs.

There are no doubt long-term savings and gains to be reaped from greening your home. And thanks to new programs, paying for these updates is easier for more American families.



# ATTENTION HOME OWNERS

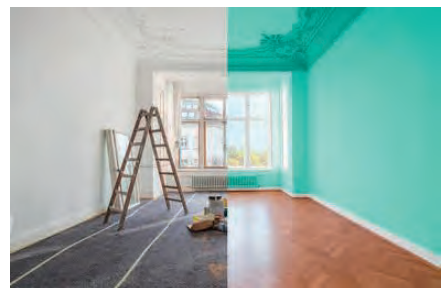
Transform your living space into a sanctuary of style and tranquility with our Home and Garden Guide. Explore expert tips, inspiring DIY projects, and breathtaking design ideas tailored to elevate every corner of your abode. From lush greenery to elegant decor, unlock the secrets to creating a haven that reflects your unique taste and personality. Join us on a journey of creativity and transformation, where every page sparks imagination and invites you to reimagine the possibilities within your own four walls.



## Attention Home & Garden contractors

Attention contractors! Showcase your expertise and reach your target audience with our Home and Garden Guide. Whether you specialize in landscaping, renovation, construction, or interior design, our platform provides the perfect opportunity to connect with homeowners seeking your services. With a dedicated readership eager to enhance their living spaces, your advertisement will stand out among industry leaders and influencers. Don't miss the chance to elevate your business and expand your clientele. **Contact us today to feature your brand in the ultimate guide for home improvement enthusiasts.**

OPTIONAL FREE photo AND testimonials



**LOOKING AHEAD... NEXT Publication Dates 6/19 & 10/16**

**Southern Dutchess News** **BEACON FREE PRESS** **NORTHERN DUTCHESS NEWS**  
& Creative Living

## CONTACT US TODAY!

Curtis Schmidt  
Text or Call 845-406-7733  
cschmidt@sducthessnews.com

Richard Wambach  
Text or Call 845-417-5377  
richardlw47@gmail.com

Jaimie Rodriguez  
Text or Call 845-784-8556  
jr@sducthessnews.com

# FREE PAINT UPGRADES & SPECIES UPGRADES\*

ON OMEGA® and SCHROCK™ CABINETS

Up to 20% Savings!

Offer valid thru June 30th, 2024.

\*Free Species Upgrade promotion only valid on Omega products.



**WILLIAMS**  
Lumber & Home Centers

845-876-WOOD

[www.williamslumber.com](http://www.williamslumber.com)



Schrock  
*Uniquely yours.*

Rhinebeck | Hudson | Hopewell Junction | Tannersville | Red Hook | Pleasant Valley | High Falls