

SUMMER HOME & GARDEN

June 11, 2025

Husband & Wife teams make winning combos



Carol & Rick Gabrielly of 'Help Around the Home'



Julie and John Michalko of 'The Kitchen Doctor'

**Create your backyard
oasis with Williams
Lumber & Home Centers
Pages 8-9**

See story, page 14

Keep your home cool, comfortable & safe this Summer

Longer and hotter summer days are around the corner, and now is the perfect time to make sure your home is ready to handle the summer demands. Outdated or improperly installed HVAC and outdoor electrical systems, and whole home generator setups can lead to unexpected outages, safety concerns, and added stress during storms or heatwaves. Plus, inefficient setups could be quietly driving up your energy costs without you realizing it.

Schedule Your AC System Service or Replacement

To keep your AC system running efficiently and avoid unexpected (and often costly) repairs, it's a good idea to have it professionally serviced once a year. This not only helps your system work better and last longer, it keeps your home's air clean and healthy.

During a typical AC maintenance visit, we:

- Clean and inspect coils, blowers, and fans
- Replace or clean customer-

supplied air filters

- Check and adjust belts, inspect moving parts

- Inspect system controls, safety switches, and electrical connections

- Test refrigerant levels, pressure, and operating temperatures

Tired of lugging heavy window AC units in and out every season, and dealing with the noise, leaks, and unsightliness they bring? It might be time to upgrade! Heat Pump Mini Split systems offer quiet, energy-efficient heating and cooling year-round, without taking up window space or clashing with your home's design. With zoned temperature control, and sleek wall-mounted units, Heat Pump Mini Splits are a smarter, more comfortable way to keep your home cool all summer, and cozy in the winter. No more hassle, just consistent comfort. DS Home Services can help you make the switch with expert installation and dedicated service.

Powering Up for Summer Starts Outside

As summer temperatures rise, so does the demand on your home's electrical system, especially if you're adding a pool, hot tub, outdoor kitchen, or landscape lighting to your setup. The added strain on your home's power supply can cause annoying circuit trips, unexpected outages, or even safety hazards.

Time for Tune-Up or Outdoor Upgrade? How to tell:

- Your electric panel hasn't been serviced in years...or ever
- You're frequently tripping circuits, especially when using outdoor appliances
- You notice warm or discolored outlets
- You're adding power-hungry features like a hot tub, pool, or EV charger
- You've expanded your outdoor space with landscape lighting, outdoor speakers, or entertainment areas

DS Home Services can help

you safely extend your outdoor time this summer, with a team of experts to install, upgrade or troubleshoot your outdoor electrical system.

Storm-Proof Your Summer with Backup Power

Summer in the Hudson Valley means more than sunshine...It also brings powerful storms that can knock out your electricity when you least expect it. From spoiled food to flooded basements and uncomfortable heat, losing power even for a few hours can cause major headaches. Installing a whole-home backup generator ensures your lights, appliances, and comfort systems stay on—no matter what's happening outside.

DS Home Services is now scheduling appointments for AC and outdoor electrical service and upgrades, as well as in-home generator installation consults. Call today to get your home ready for summer, and protected all year long!

Get Your Home Ready for Summer!

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



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

Quetzal Home Construction:

A passion for helping and listening to homeowners

By Curtis Schmidt

What started as a simple idea and a passion for helping homeowners has grown into a family-owned company known for integrity, craftsmanship and care.

A family-owned business, Brittany and Rolando Gregorio at Quetzal Home Construction have been keeping customers happy with building, repairing and plumbing services for over 20 years and they're licensed and insured.

From new builds to kitchen & bath remodels, plumbing to stonework, and everything in between, the Quetzal team brings years of expert craftsmanship and real care to every job.

- Licensed Plumber
- Renovations & Remodels
- Home Repairs & Installations
- Stonework, Carpentry & More

At Quetzal, they do things differently - no shady pricing, no ghosting your calls, just honest work and real relationships. "With years of hands-on experience, we treat every project like it's our own home, delivering quality results at fair prices," says Brittany. "When you work with Quetzal, you're part of the family—and we take care of our customers."

So how do they work with customers? "We hold their hands from our very first conversation

to the last moment that we're in their home," says Brittany. "Rolando works closely with them and answers all of their questions."

Brittany sends emails with updates and makes the phone calls. "We like to consider ourselves the dream team of customer communications," she said.

Their work process during the job varies, depending on the type of work. "We like to get people on our schedule as quick as possible to avoid wait times. We file for permits, when needed, for our customers, so that everything is in place," said Brittany.

At Quetzal, they take great pride in not only their work, and putting their hearts into the work itself, but they also want people to feel at ease. "We are real people, homeowners, parents, and we want to create meaningful relationships with our customers ... and not have it be a cold transaction," said Brittany.

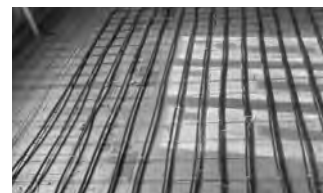
And the family-owned company is growing. Their almost 17-year-old son plans on joining the team full time after high school.

"The biggest thing we love is making connections with our customers and listening to their needs," said Brittany. "We deeply care for our customers and take great pride in our work. We're also trustworthy and always answer the phone."

For more information, visit www.goquetzal.com or call (845) 764-2060.



Wappinger Falls • Family-Owned • Licensed & Insured
We build more than homes, we build trust.

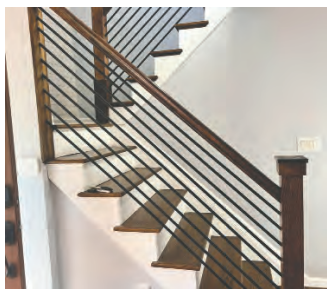
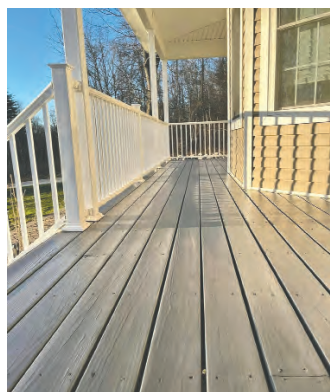


From new builds to kitchen & bath remodels, plumbing to stonework, and everything in between, our team brings years of expert craftsmanship and real care to every job. No shady pricing. No ghosting. Just honest work, quality results, and neighbors you can count on.

- ✓ Licensed Plumber
- ✓ Renovations & Remodels
- ✓ Home Repairs & Installations
- ✓ Stonework, Carpentry & More

When you hire Quetzal, you're family, and we take care of our own.

Call today for a free estimate!
(845) 764-2060 | GoQuetzal.com



From home construction to stonework, to stairs, decks and much more, Quetzal Home Construction is a family-owned business where they love making connections with customers and listening to their needs. Courtesy photos

Discover hidden garden gems in Clinton – All for a Good Cause

Kick off the summer with a scenic adventure through the quiet country roads of Clinton, NY, all while supporting the Clinton Community Library (CCL). With a treasure map in hand, you'll be guided to eight unique and picturesque gardens tucked away in this charming town, located between Rhinebeck and Millbrook.

Since its founding in 1786, Clinton has been home to generations of gardeners, and some of the homes on this tour date back nearly as far. Hosted by the Friends of the Clinton Community Library, the Clinton Country Garden Tour celebrates the theme "Enchantment & Inspiration"—a sentiment that shines through in every garden you'll visit.

Each stop on the tour reflects the personal vision of its garden-

er, from a vibrant French potager brimming with vegetables and flowers, to a secluded glade designed for quiet reflection. Hidden dining spots and peaceful patios offer surprise moments of beauty, surrounded by blooms and the gentle sounds of garden fountains.

"We are just thrilled about this event," said Carol Bancroft, CCL Director. "Clinton is known for its natural beauty, and we're so thankful to the garden hosts for opening their gardens to the community."

The idea for the garden tour came from Friends Group member Joe Drago, inspired by his work with the Hyde Park Visual Environment Committee. "So many library lovers are also passionate about gardening," Drago noted. "This event just felt like the perfect way to bring people



The Clinton Garden Tour is set Saturday, June 28

together while supporting the library. The community response has been wonderful."

Behind each serene landscape lies a story—of challenges with water, deer, tight budgets, or long-neglected land. The gardeners are eager to share both their successes and lessons learned, offering visitors not just beauty,

but inspiration.

The Clinton Country Garden Tour will take place rain or shine on Saturday, June 28, from 10 a.m. to 3 p.m. Tickets are \$30 (\$40 at the door) and are available for purchase online. For details, visit www.clintoncommunitylibrary.org or call the library at (845) 495-0655.

CLINTON'S COUNTRY GARDEN TOUR

Enchantment & Inspiration 2025

SATURDAY ♦ JUNE 28 ♦ 10-3PM



The Friends of Clinton Community Library invite you to tour eight beautiful, diverse, and creative gardens/landscapes in the Town of Clinton.

\$30.00 EARLY PURCHASE ♦ **TICKETS** ♦ \$40.00 DAY OF EVENT

RESERVE
ONLINE
NOW



TO ORDER IN PERSON CONTACT:
Clinton Community Library

1215 Centre Road
Rhinebeck, NY 12572
(845) 495-0655

www.clintoncommunitylibrary.org

CASH, CHECK,
CREDIT CARDS
ACCEPTED



PROCEEDS BENEFIT CLINTON COMMUNITY LIBRARY

Turn your outdoor living area into a worry-free haven for you & your pets

(StatePoint) Now that warm weather is here, check out these hassle-free ways to refresh your patio, deck, and garden for maximum fun and relaxation for you and your furry friends:

Prep for Entertaining - Take some time to create the right atmosphere for entertaining guests and making picture-perfect memories. Hang string lights above decks and patios for a touch of ambiance and to boost visibility after nightfall. Pathways and perimeters should also be well-lit to ensure guests can easily navigate your outdoor spaces.

Consider creating a central gathering spot for cooler evenings with the installation of a fire pit or outdoor fireplace to make nights under the stars that much better.

Create Comfort - Take steps to ensure everyone's comfort, including your pets. Incorporate outdoor-grade throw pillows, cushions and area rugs for a touch of luxury. Create shady areas with awnings and umbrellas for more pleasant temperatures and a safe haven for people and pets to

escape the sun. Don't forget to keep an outside water bowl full for your pet to stay hydrated on hot days.

Tackle Weeds - While spring brings blossoming plants and flowers, it also brings weeds. Keeping them under control is a simple way to give your home a cleaner, more polished look. Tackle overgrown weeds in walkways and mulch beds with a worry-free weed and grass killer that you can trust, like Spruce Weed & Grass Killer.

Containing only nine simple ingredients, Spruce is safe for use around people and pets when used as directed, and is even Parent Tested Parent Approved.

With this seal, parents can rest easy knowing that Spruce has been given the green light by fellow likeminded parents, who care about the products they use around their families.

Spruce is also partners with animal welfare organizations including Best Friends Animal Society so pet parents can feel good about this option.

Free Educational Seminars play key role in DBS Remodel mission

For 38 years DBS Remodel has been educating Hudson Valley Homeowners on how to make smart, informed decisions when it comes to buying remodeling.

Located in Poughkeepsie, DBS Remodel is a trusted design-build remodeling company specializing in full-scale projects including kitchens, bathrooms, basements, additions, decks, porches, and more.

Since 2013, DBS has made it their mission to give back to our community through education. Their team includes several National Speakers who host Free Educational Seminars to teach Homeowners how to safely buy remodeling while protecting themselves, their home and their investment. During these semi-

nars you can expect to learn about the remodeling process, the importance of a well written Job Scope, Top 10 Questions to ask during the interview process, and much more.

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, DBS has educated over 3,000 local homeowners.

These events are often hosted by the owner of the company, Brian Altmann, Operations Manager, Bob Lutz, and our talented Remodeling Consultants, who have all spoken nationally at

remodeling conventions around the country.

DBS has an upcoming free seminar scheduled for Tuesday, August 26th, 6 pm -7:30 pm at the Homewood Suites by Hilton, 900 Thomas Watson Drive, Poughkeepsie NY 12601. The seminar will be given by Brian Altmann on "How to Buy Remodeling." You can reserve your seats by emailing, ayla@db remodel.com or by visiting db remodel.com/events.

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

Visit DBSREMODEL.com or call 845-485-8343.

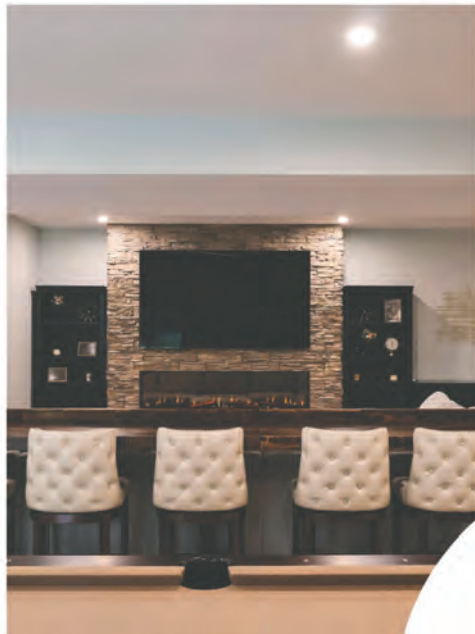
Testimonials:

"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



LEARN HOW TO BUY REMODELING

FREE Educational Seminar!

**TUESDAY,
AUGUST 26TH**

6:00 PM - 7:30 PM

Homewood Suites by Hilton
Hudson Room
900 Watson Drive,
Poughkeepsie, NY 12601

*This is a complimentary event
designed to educate homeowners on
how they can protect themselves when
hiring a remodeling contractor!*



- KITCHENS
- BATHROOMS
- BASEMENTS
- ADDITIONS
- ENTRY DOORS
- DECKS & PORCHES
- INTERIOR RENOS

845.485.8343

DBSremodel.com

*when CLEANLINESS,
POLITENESS, & TRUST matter*

Established 1986



The Kitchen Doctor team specializes in cabinet refacing

Does your kitchen need a prescription? Then it's time to call "The Kitchen Doctor."

Cabinet refacing involves applying a new veneer or laminate to the visible surfaces of your existing cabinets, giving them a fresh look without the need for a complete replacement.

This process typically includes the following:

- **Replacing Cabinet Doors and Drawer Fronts** - The old doors and drawer fronts are removed and replaced with new ones, often made from hardwood, painted finish or high-quality decorative laminate.

- **Covering Cabinet Boxes** - The existing cabinet boxes are covered with the same durable material as the doors and drawer fronts, such as laminate or wood veneer, which is adhered using contact cement. This gives the cabinets a brand-new appearance

while keeping the original structure intact.

Benefits of Cabinet Refacing

- **Cost-Effective** - Refacing is generally less expensive than a full cabinet replacement, often saving homeowners up to 70% compared to buying new cabinets.

- **Quick Process** - The refacing process can typically be completed in just a few days, minimizing disruption to your kitchen.

- **Eco-Friendly** - By reusing the existing cabinet boxes, refacing reduces waste and is a more sustainable option compared to complete demolition.

- **Variety of Styles** - Homeowners can choose from a wide range of materials, colors, and finishes to match their desired aesthetic.

- **Increased Home Value** - Minor kitchen upgrades, like cabinet refacing, can significantly boost your home's resale value.

While cabinet refacing offers many advantages, it is important to note that it does not change the layout of your kitchen **unless you want it to**. If you desire a different configuration or additional storage, perhaps an island or a new pantry, a full remodel is not necessary. We do it all. We can create new cabinets and perform the same process we would do to your existing cabinets.

In summary, cabinet refacing is an excellent option for homeowners looking to refresh their kitchen's appearance without the expense and hassle of a full renovation. It combines aesthetic improvement with cost savings and environmental benefits, making it a popular choice for kitchen upgrades. Why replace when you can reface?

We have a showroom! We are in the Marlboro Plaza off of Rt 9w in Marlboro NY. By making an

appointment and visiting our showroom, you can choose from multiple samples of door styles and cabinet hardware. You can also see before and after displays where you can really see how the process of refacing works envisioning your kitchen morphed into something new.

Pricing is all based on square footage and the sizes of your current doors and drawer fronts. We recommend coming in with your sizes where, based on what type of door you choose, and estimate can be provided. If the price falls within your budget, we will come out to the house for a final measurement and discuss any other needs you may need and or want.

Visit our website:

<https://kitchendoctor.org/>

Showroom address: 1191 Rt

9w Marlboro NY 12542

Email address:

john@kitchendoctor.org

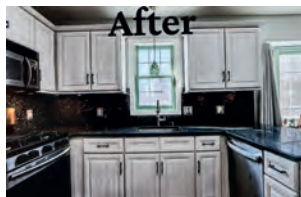
Kitchen Doctor



Cabinet Refacing



Before



After

Tired of the old, outdated cabinets in your house? A full kitchen remodel to replace old cabinets and update the footprint is no small task—and it's pricey. There is an alternative: CABINET REFACING! You get all the benefits of the fresh look of new cabinets but with less work and cost.



Drawer boxes:
Dove tail, self and soft close drawer glides.

Cabinet organizers:
Garbage bins, spice racks, pullout shelves.



Cabinet hardware:
Knobs, pulls, cups, concealed soft closing hinges.

Counter tops and back splashes:
Granite, quartz, solid surface, tile.



Cabinet refacing is a smart, affordable alternative to a full kitchen remodel—by removing your existing doors and drawer fronts, updating the cabinet surfaces, and installing brand-new fronts, you can give your kitchen a fresh new look without the time, mess, or high cost of replacement

**To schedule a showroom appointment,
Call 845-236-3500 or visit us at
<https://kitchendoctor.org>.**

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 mount-

ing 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 or call 203-245-2608.



Shuttercraft provides windows, shutters and hardware for renovation, restoration and new construction in a wide variety of styles. Courtesy photos

The Kitchen Doctor offers many important advantages

Working with The Kitchen Doctor can be the best of both worlds ... it can be both affordable and the custom design you want.

Kitchen cabinet refacing is the type of service that can optimize your investment to the max. Cabinet boxes are saved, door and drawer fronts are replaced, and exposed areas are laminated to match the color of the new doors.

The Kitchen Doctor is a company that provides custom kitchen cabinet refacing. We will also be able to save your cabinet boxes, but add what it takes to customize your kitchen:

- Adding an island, pantry or additional cabinetry to increase your storage space.
- Stretching upper cabinets to the ceiling and/or adding crown molding.
- Installing pull out drawers, lazy susans, base organizers, magic corners, etc. to increase

the functionality.

- Decorating gables and islands with luxurious moldings.
- All the small details and gadgets that truly give your kitchen the personalized touch.
- Refacing is less expensive and faster than replacing your existing kitchen cabinets.
- Dramatically improves the look of your kitchen in a fraction of the time and cost of a full cabinet replacement.
- Many styles to choose from.
- Add new cabinets or a pantry with the same style you choose for your current cabinets.
- Modify or remove current cabinets base on your wants or needs.

For more information, visit our website: <https://kitchendoc-tor.org/>

Showroom address: 1191 Rt 9w Marlboro NY 12542

Email address: john@kitchen-doctor.org

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

Your Backyard Oasis: Creating a pers

*By Kimberley Williams
SVP of Retail Operations
& Marketing, Williams
Lumber and Home Centers*

One of the best parts of living in the Hudson Valley is the chance to really enjoy the outdoors. Creating an outdoor living room that reflects your style and your family's needs is one of the smartest—and most enjoyable—ways to make the most of your space.

At Williams Lumber and Home

Centers, we've been helping our neighbors bring their backyard visions to life since 1946. If you're dreaming of a space to relax, recharge, or entertain, here are a few ideas from our team to help inspire your perfect outdoor oasis:

For the Nature Lover

If you love spending time outdoors, simply taking in the beauty of your garden or landscape, I recommend designing a space that invites you out as often as possible.

One of our favorites at Williams is **Trex decking** - USA-made, eco-friendly, and made from 95% reclaimed wood and plastic. It stands up beautifully to the elements and doesn't fade or splinter like traditional wood. Even better, it comes in natural, earthy colors that blend seamlessly with your outdoor surroundings.

Whether you're envisioning a cozy spot at ground level to complement your flower beds or a sce-

nic balcony for morning bird watching and evening star gazing, Trex gives you the flexibility to create a truly custom outdoor experience.

For the Solitude Seeker

If your outdoor space is your personal retreat—your favorite place to curl up with a good book or enjoy your morning coffee—I completely understand the need for peace and quiet. Adding a water feature, like a fountain, is one of



sonalized space for relaxation and fun

the best ways to introduce soothing sounds and mask unwanted noise.

At Williams, we love working with **Cambridge Hardscapes and Outdoor Living Products**, especially their easy-to-install waterfall and fountain kits. They're a perfect fit for any patio or walkway and can even stand alone as a focal point in your yard. Plus, their interlocking pavement and wall systems are not only beautiful—they're Earth-friendly and recyclable.

For the Host with the Most

If your backyard is the go-to gathering place for summer barbecues, pizza nights, and family get-togethers, I say go all-in! A full outdoor kitchen can take your entertaining game to the next level.

We carry **Cambridge's stone veneer outdoor kitchen kits**, which come complete with stainless-steel appliances, including a grill, fridge, and warming tray. Prefer to build your own? Use

Cambridge pavers to design your dream layout and outfit it with premium gear like a **Kamado Joe ceramic smoker** or a **Traeger or Weber electric pellet grill**, which use hardwood sawdust pellets to give your food that mouthwatering wood-fired flavor.

Whatever your style, whatever your dream, we're here to help you build a space you'll love for years

to come. With seven locations - including kitchen and bath showrooms in Pleasant Valley and Rhinebeck - we've been proud to serve the Hudson Valley for nearly 80 years.

Stop by and let's talk about your backyard goals. At Williams, we'll help you **NAIL IT RIGHT THE FIRST TIME.**



Whether you are a Nature Lover, Solitude Seeker or the Host with the Most, Williams Lumber and Home Centers are ready to help you create Your Backyard Oasis. Courtesy photos

Help Around the Home: Skilled, professional & friendly

After working together in their own home for over 37 years, Poughquag residents Rick & Carol Gabrielly launched "Help Around the Home" in 2024. The "Handy Couple" does all the work themselves and customers are delighted to see this dynamic duo walk in the door to take on small home repair and maintenance tasks.

Quick Q & A:

Q: So Rick & Carol, how did you get started?

A: We saw a need in three specific markets:

- One, elderly folks who needed some extra help around the home;
- Two, busy people who didn't have time to do their own small home repairs; or

• Three, those who just didn't have the knowledge or tools to fix these small items around the house.

That's what prompted us to start "Help Around the Home."

Q: And what does it look like when you meet homeowners?

A: We meet people who usually have a specific need, such as they need some pictures hung, or they have a door that sticks, that's really bothering them, or maybe they need a new flat screen TV mounted.

And inevitably, we go there for one small job or a few small things. And while we're there, they start asking us, "Oh, can you help me patch this piece of sheet rock, or touch up this molding, or help me clean out my garage?"

And then we end up working for them, over and over. They hire us anytime they have more needs.

Q: How do you decide on a plan to do the work?

A: It's pretty simple. Most people ask us when they call us, do you work hourly, or do you work by the project? We can do either. A lot of folks like to know exactly what it's going to cost, but some don't mind, if we just come in and do the work. We're so fast and so highly skilled, we just get in and out super quick, usually within a few hours or at most one day.

Q: What sort of communication do you have during the project?

A: We're huge on communication. We call customers right away when they reach out to us. We always have a phone conversation. We're happy to give free estimates if they send us a photo of the project. After scheduling, we show up on time. Every time. And we're huge on communicating before, during, and after the job.

We take pride in confirming all appointments, and then after the project, we always ask for reviews and referrals.

Help Around the Home
Rick & Carol Gabrielly
914-715-8909
info@gethath.com
http://gethath.com



HELP AROUND THE HOME
handyman services

Friendly, Reliable, Affordable Home Repairs & Maintenance Support

Everyday Tasks

From picture hanging, furniture assembly, doorknob installs, lightbulbs, filters, touch-ups, squeaks, organization, and window treatments, we'll get your home in tip-top shape. You can relax and enjoy life again.

Specialty Areas

From indoor plant care, property support, winterization, de-cluttering, TV mounting, closets, small drywall repairs, gate repairs, Ring Doorbells and more. You get our 17 years of experience.



Call Us Today!
914-715-8909



Carol & Rick Gabrielly

handyman.wellconnectedliving.com



Rick & Carol Gabrielly are skilled professionals who can handle most any job around the home. They're also huge on communicating before, during, and after the job. Courtesy photos

There's still time to hire a landscaping company this season - here's how

As summer rolls in, it's a great time to hire a landscaping company to keep your property looking sharp through the warmer months. Here are some tips to help you find the right one:

- **Ask Around:** Start by asking neighbors or friends if they use a landscaping service. If that does-

n't work, a quick web search can help you find local companies.

- **Check Them Out:** Look at their website and social media to see if they seem professional and trustworthy. Read reviews to see if other customers are happy with their work.

- **Important Questions:**

Consider where they're located, their experience, and if they offer the services you need. Make sure they're licensed and insured to avoid any headaches if something goes wrong.

- **Communication:** Pay attention to how quickly they respond to your inquiries. If it takes more than 24 hours, it might be a sign of how they'll communicate in the future.

- **Meet in Person:** If possible, meet the person giving you the estimate. This helps you get to know them and discuss your expectations. If you can't meet in person, a phone call works too.

- **Review the Estimate:** Take your time to review the estimate and make sure all the work you want is listed. A detailed estimate can save you time and trouble

later on.

Following these steps can help you find a reliable landscaping company and keep your property looking great all summer long and into the fall clean-up season!

Although it can take time to review, going through these steps before you make a choice can save you a lot more time in the long run.

Maintaining beautiful properties is Higher Ground's passion, but whether you choose us or someone else, we want to make sure you have the tools and knowledge to make the best choice for you.

Call Higher Ground Property Management at 518-567-5892 for more information.



Higher Ground Property Management specializes in all phases of landscaping to keep your property looking sharp all summer long. Courtesy photo

ATTENTION HOME & GARDEN CONTRACTORS:

Our Fall issue will run on Oct. 15.
Deadline for ads and stories is Oct 8.
Contact Curtis Schmidt -
cschmidt@s Dutchessnews.com

IMPROVE THE *Beauty & Value* OF YOUR HOME THIS SUMMER!

Higher Ground Property Management provides excellence in residential and commercial property maintenance. We offer a wide range of services to cover all your outdoor needs, and take great pride in providing top quality work in everything we do! Serving Red Hook, Rhinebeck and surrounding areas.



HIGHER GROUND
Property Management LLC

CALL TODAY TO SCHEDULE YOUR SERVICE!

518-567-5892



SCAN HERE

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

By Michael Christophides

Summer is almost here and it usually brings thunderstorms and plenty of warm temperatures. And the combination of wet weather and heat can also bring 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 guidelines 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 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

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- 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
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Department
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Husband & wife teams make winning combos

By Curt Schmidt

Many husbands and wives have similar careers, but how about actually working together side-by-side, day in and day out as a team?

Meet Carol and Rick Gabrielly of "Help Around the Home, Handyman Services" and Julie and John Michalko of "The Kitchen Doctor."

Their stories are quite different and the same goes for how they work together, however, the end result is the same: Both couples are customer-oriented, successful and they do get the job done to the satisfaction of their clients.

So let's see what they have to say.

Carol & Rick Gabrielly

They've been working together for nine years. "We love fixing our own home and always did all our own home projects together for the past 23 years," says Rick. "We also know customers really appreciate having a husband-wife team helping them. We're often told they feel a high degree of trust and comfort from us."

Who does what? They both go out to all estimates so they can

review projects together with their customers. "On most jobs we work side-by-side. Two people make it easier and much quicker," says Rick. Carol is often asked for style and design suggestions and Rick provides lots of storage, organizing and creative ideas. "We're a terrific team!" they say together.

Challenges – what they like most about the team concept – "Since we each have lots of home repair and maintenance experience, we may come up with different solutions for the same project," says Rick. "Like any work team, we need to resolve these challenges quickly and joyfully. We always end every job with a smile."

"We love working together first because we know how happy our customers are, and second for the way it makes us feel spending time together. Working toward the same goals personally & professionally is rare for many couples and we feel blessed to have this opportunity."

Julie and John Michalko

We met in 2009, started dating and then it just moved on from there," says Julie. John was



Julie and John Michalko of 'The Kitchen Doctor'

showing at the Dutchess County Fair and I sat in with him a few nights, helping him sell the concept of kitchen refacing. I have a background in direct marketing and sales so it seemed like a natural fit."

Who does what? John does all the construction work, which includes, measuring, carpentry and installation. Julie does the ordering, scheduling, some design consulting. They both do the shows and sell.

Challenges – what they like most about the team concept – "John and I are a team (J&J). We



Carol & Rick Gabrielly of 'Help Around the Home'

like doing most things together, like redesigning our own kitchen and doing weekend household crafts," says Julie. "John is very talented in what he does, nothing is off the table when I have an idea for a project. He can be stubborn at times, but I usually defer to his expertise in the areas of construction and design."

If you need help around your home and appreciate the husband-wife plan, the contact Carol and Rick at rickgabrielly@gmail.com and Julie and John at john@kitchendoctor.org.

Helpful tips for painting projects

(StatePoint) Painting tricky areas like windows, curves, corners, murals and more might intimidate some painters, but don't let difficulty deter you from transforming your home into a space you love. DIYers of all skill levels can complete tough paint projects with a few useful tips and the right tools.

Challenge 1: Windows - When facing any difficult painting project, like windows, preparation is critical. First, clean the wood trim with warm, soapy water and a cloth or sponge. For wooden windows that will require paint application near the

glass, don't forget to wipe the windowpanes with a glass cleaner. Buildup on these surfaces can prevent painter's tape from bonding to the surface, leaving room around the edges for paint to seep through and creating unnecessary cleanup post-painting.

Challenge 2: Curves and Edges - A good multi-surface painter's tape can help DIYers achieve professional results for most paint projects, but when it comes to unusual contours, it's worth investing in a conformable painter's tape, like FrogTape Advanced.

Challenge 3: Corners and

Trim - When painting the ceiling, apply tape to the wall around the perimeter of the room, keeping the tape flush with the line where

the two areas meet, and overlap the tape in the corners. A similar process can be followed when painting wood trim.

Mold

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 com-

pletely 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.

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When you're ready to talk about your insurance needs, Bryan Frisbee and the dedicated team at Frisbee Agency are there to guide you through the insurance world and find you customized and affordable coverage options so you can worry less and live more. "Insurance Solutions for Everyday Life" – Call

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Reviews

Find Out Why The Frisbee Agency Is Consistently FIVE STAR Rated:

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"I've used the Frisbee Agency for 30 plus years – they handle all my insurance

needs – car, life and homeowners. Their rates are 10 times cheaper than State Farm, Allstate and Geico and I couldn't be happier. All of the agents are super helpful and very friendly. If you don't know about them, check them out - you won't be sorry!" – Helena Y.

"The staff is always ready & willing to help. They treat each client like family. They know everyone by name! Don't know how they do it!" – Flora F.

"They offer a wide range of insurance plans and their agents are courteous and knowledgeable." – Sarah N.



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