

The Locale

REAL ESTATE NEWS



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SCHOOL NEWS

Dublin City Schools Uses Modular Classrooms to Meet Growth

by Mary Sunderman

This school year, Dublin Jerome High School added eight new classrooms to its campus. The classrooms were modular, which are essentially portable, relocatable buildings typically used as temporary measure to provide additional space when in short capacity. The district purchased four modular building units under a four-year lease for \$395K. The district currently has three major high schools and enrollment is expected to grow tremendously in the next few years. Ultimately, there are plans to add space to accommodate the anticipated growth in the future however; the modular classrooms will suffice intermittently.



The district projects about 1,300 students will enroll at all three high schools in the next ten years. By the numbers, Dublin Jerome is expected to increase by 21 percent, Dublin Coffman by 20 percent and Dublin Scioto by 8 percent. Superintendent Todd Hoadly does not want to add additional space

to Coffman as it has received multiple additions in the past. Rather the goal is to have three high schools similar in capacity to balance things out. The master plan will include adding to Jerome, Scioto, and alternatively finding additional building like the Verizon Communications building on Emerald pkwy.

The district is being proactive about the projected growth by planning ahead. The City of Dublin will no doubt see an influx of residential growth after the completion of the Bridge Street Initiative and the district is mindful of this. For now, Dublin students can still obtain their quality education with little congestion and more space to move around. ■

Olentangy Schools Hires Counselor to Tackle Non-Academic Issues

by Mary Sunderman

Great news for Olentangy School District! During the summer, the district hired Allisha Berendts as its first Supervisor of Student Well-Being. Under this role, Berendts will supervise Olentangy nurses, social workers, while supporting counselors and staff members. The key is to provide resources to help students that are facing non-academic barriers; challenges such as homelessness or dealing with abuse in the home environment. These are all things that will affect a student's education and the district is looking to address these concerns.



such issues, Berendts will be working to strengthen those programs. Olentangy Schools is among the best school districts in the Columbus metro area and the district wants to ensure that all students receive access to comprehensive, quality education. This is merely a proactive measure to serve the students. One major change parents and students should expect is more outreach and public events that are geared towards nonacademic problems.

Berendts is very excited about her new role as the Supervisor of Student Well-Being. Prior to Olentangy Schools, she was worked as Behavior Therapist at Ohio State University. Welcome aboard, Allisha! ■

While there are already programs in place to alleviate



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this month: hardwoods

American Hardwood products are uniquely beautiful, responsibly manufactured, and conducive to good health. Surround yourself with them.



Separating

FACT FROM FICTION: A closer look at American hardwoods

As home improvement projects take center stage, the search is on for products that will enhance, rather than jeopardize the health and well-being of our families and loved ones. Products made from American hardwoods have been the natural choice for healthy home and work environments for generations. Today is no different.

With so many options available in the current marketplace, Linda Jovanovich of the American Hardwood Information Center, www.HardwoodInfo.com, suggests a little more research, in order to separate product fact from fiction. "Health-conscious and environmentally responsible consumers are challenged to recognize products and materials that are both aesthetically appealing and safe," she says. "I encourage taking a closer look at U.S. products—especially flooring and cabinetry, furniture and moulding—made from American hardwoods. They're uniquely beautiful, safe and a friend to the environment. And they

have the credentials to prove it!"

TREASURED FOR GENERATIONS, AND FOREVER FRESH

Enhancing our surroundings with products made from American hardwoods is a wise choice and a sound investment. In the kitchen or the bath, over the fireplace or on the floor, the sheer beauty, durability and timeless appeal of the products make a lasting statement everywhere. So paint it; stain it; repair it; refinish it; walk on it; restore it; love it; refresh it! The possibilities are endless.

MADE IN THE U.S.A.

There is much to consider before making a purchase in today's marketplace. What's the product's origin? Is it made of natural materials or is it a synthetic product steeped with chemicals and potential carcinogens? What health and/or environmental implications will its manufacturing process have?

In the U.S., quality standards and manufacturing practices are regulated

and monitored by U.S. agencies and associations. Consumers can confidently choose products made from all natural American hardwoods knowing that the hardwood has been responsibly harvested and that manufacturing quality control standards have been met.

A FRIEND TO THE ENVIRONMENT

Flash back to seventh grade biology for a memory refresher about photosynthesis and long-term carbon sequestration.

- Growing trees remove carbon dioxide from the atmosphere, separate the carbon and oxygen atoms, then return the oxygen to the air.
- They use just the right amount of carbon to grow trunk, branches and leaves, and store or sequester the unused carbon for the life of the tree or the products made thereof.

That means using all natural American hardwoods for products like flooring and cabinetry, furniture

and moulding contributes to the long-term sequestration of carbon.

SUSTAINABILITY

For centuries, products made from American hardwoods have been providing lasting beauty, warmth and functional value to our homes and countless structures everywhere. Future generations can expect the same. The U.S. Forest Service reports that the volume of hardwoods in American forests today is 131 percent greater than it was in 1953 because more than twice as much hardwood grows each year as is harvested. That's sustainability in a nutshell. We are not running out of trees—hardwoods are an abundant, renewing and sustainable resource.

Step into the world of American Hardwoods, www.HardwoodInfo.com, and take a closer look at the myriad of products made from this natural and healthy, uniquely beautiful, responsibly harvested and more-abundant-than-ever resource! ■

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PRAISE FROM OUR CLIENTS

When we entered the real estate market as buyers in early 2016 we felt a range of emotions from excitement to being overwhelmed, especially since we were from out-of-state. As first time homebuyers, we knew a key element in our journey was finding the right agent. For us that meant an agent who was experienced, knowledgeable, available, trustworthy, and most importantly, an agent who understood our specific needs. Mary Sunderman of the Keller Williams Columbus team was all of the above and more. Mary's experience and knowledge really gave us a sense of comfort that in this intense market here in Columbus, we would find the "one" There was never a moment where we felt pressured into a decision or that we were settling for a house that wasn't what we had envisioned.

The availability of an agent, could be the difference of closing on your dream home, or having it slip away. Mary was always available, whether it was an email, a call, or to show a house. I am sure you can imagine as first time homebuyers, we had a lot of questions.

Buying a house involves divulging a lot of personal information, and we felt extremely comfortable that Mary was someone that we could trust with our information.

Mary was fantastic when it came to addressing our needs. We felt very confident that she would be able to find the perfect house for us that we now call our home. If we could do it all over again, we wouldn't change a thing. We are beyond happy in our new home, and there is no doubt this would not have been possible without Mary Sunderman and The Keller Williams Columbus Team - **Tim S. & Donna R.**

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The Locale
REAL ESTATE NEWS

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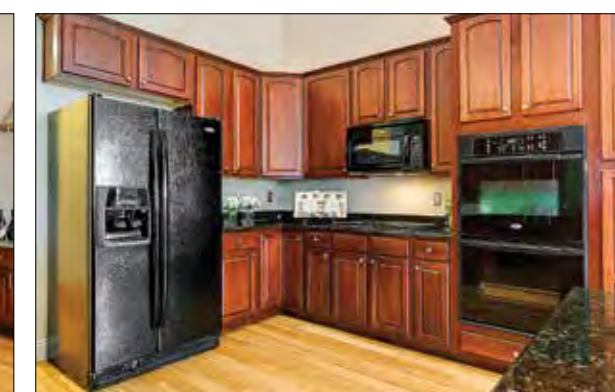
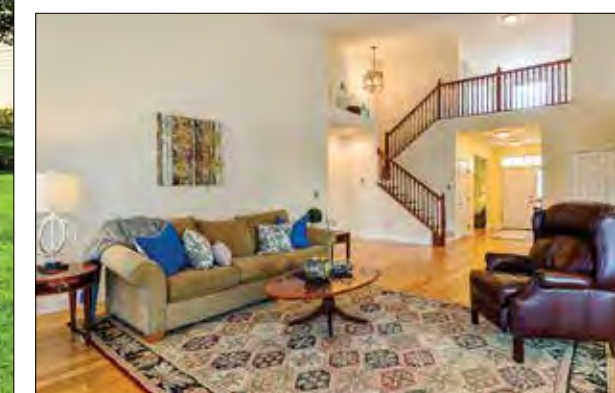
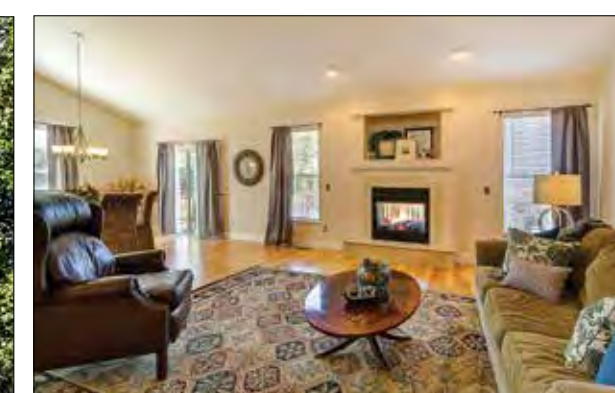
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OUR FEATURED HOME



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Bright and beautiful 3 BR, 3.1 BA home for all seasons in desirable Golf Village of Powell! Multiple en suite bedrooms in this 3099 sqft home featuring updated Bamboo flooring, freshly painted interior & gorgeous Granite Kitchen with Whirlpool Appliances! This generous home features a large 1st floor owner's suite with decadent soaking tub, dual sinks & fabulous walk-in closet boasting custom built-ins. Enjoy a well-equipped kitchen and granite breakfast bar open to the dining room with Anderson sliding glass door to the cedar deck & paver patio. Versatile 1st floor den, open 2nd story loft and huge great room with dual sided gas log fire place in this modern home with 3 car garage! Move-in ready in Olen tangy Schools! Space, style and location are outstanding! **\$399,900**



**Offered by Mary Sunderman,
The Columbus Team at KW Capital Partners
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Bring the fashionable 'SLEEVELESS' LOOK into your home decor

by Kathryn Weber

A big fashion trend this year is the sleeveless jacket, and you can take that look and apply it to your house easily. Simply weed out the oversized chairs and sofas with the large rolled arms and replace them with a streamlined armless variety.

Oversized arms on seating can instantly date your house. By swapping them out with a simple armed chair or sofa, or an armless option, you'll instantly update your room, open it visually and add to your square footage.

SLEEPER CHAIRS

The decor equivalent to a tank top, a slipper chair is at home everywhere around the house. Add extra seating or create a place to

put on and take off shoes by adding a slipper chair in the foyer. In the living room and bedroom, slipper chairs can be tucked into a corner to create an inviting reading nook. Because they don't have arms, slipper chairs add instant space to your living area. It's why you see them so often in homes that have been staged or are for sale—they open up the room.

ARMLESS SOFAS

Your sofa can easily get into the armless act too. Armless sofas are a godsend to anyone with a small living room and the need for more space. While often a more contemporary look, armless sofas are just as at home in a traditional setting and come in a variety of styles.

A sofa that doesn't have arms can easily accommodate

sleepers for an impromptu overnight guest and won't restrain feet to the confines of the arms. Another side benefit is that if you have both a sofa and loveseat, they can be configured to fit your space much more easily and sit facing one another or as an L-shape that can go on either left or right side.

VARIETY

Of course, you don't have to go completely armless in your seating to still get the effect and a little side support to boot. The Matisse slipper chair (www.crateandbarrel.com) has a barrel-back design that has sensual sloping sides that offer more support than the open-sided slipper chair.

If completely armless leaves you feeling unsupported, opt for simple arms that are open

on the sides. The effect is more light and airy, and because they're open, can give them impression of a larger room. For something really unique, try an armless chaise. It's the perfect spot for watching TV, taking a nap or enjoying a good book. Easy to get in and out of, an armless chaise could become your favorite place to sit.

To open up your house and give it a big dose of panache, why not surround your kitchen table with a foursome of Poly and Bark Louis Ghost Style Arm Chairs? They virtually disappear but look uber cool at the same time. And given



instantly update
your room, open
it visually and add
to your square
footage ...

that they're under \$150 each (see Amazon.com), you can have a group of four and not break the bank. ■

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Q & A with the real estate expert



Is It The Right Time To Sell My Home?

Q : Dear Mary, My husband Jack and I have lived in our home for over 15 years. We raised our kids here. There are plenty of memories that we very much cherish. The kids are all grown up and the house is just too big and quiet. Also, there is too much maintenance. We have been travelling a lot lately and find it rather inconvenient to tend to such a large house. We know we should sell rather quickly but we are a little apprehensive about the whole process. We are also not quite sure we want a house or condominium. If it is a house, we will need to downsize; something else that seems a little unsettling. Anyhow, I am curious if you could provide some suggestions that will alleviate the doubt that comes from selling our very special home?

Sincerely, Rose

A : Dear Rose, First, I want to thank you for reaching out for advice.

As a real estate agent and homeowner, I know firsthand how important it is to make your house a home only to put it on the market for someone else to enjoy. Just like the cycle of life, homeownership follows the same pattern. As you contemplate the next chapter of your lives full of more traveling and new experiences, I urge you to be as optimistic as you are realistic. Here are a few suggestions to help ease your mind when you finally decide to put your gem on the market.

PREPARE YOUR HOME FOR THE IMPENDING SALE:

You may be thinking, does my home have feelings? Maybe not actual feelings but think of all the positive

emotions your home evokes and promotes. One of the first things prospective buyers look at when they enter a house is the "feel" of it. Is it homey? Can I see myself on the corner of that couch with a good book after a long day of work? Do I like the colors on the walls? Paint is a huge factor when considering sprucing up and a good agent can help you neutralize your home. You may also want to omit anything that takes away from the positive feelings you want to induce. You do not have to do all this alone. Be sure to hire an agent that knows how to stage your home. Staging a home is crucial in this competitive market and hiring someone who is an expert will definitely help!

CONSIDER YOUR HOUSING OPTIONS AND FINANCES:

This one is mighty important!

Earlier you had mentioned downsizing. Once you sell your home; you will switch roles and become a buyer. This means you will have to plan your finances accordingly. The transition can be a little daunting but again, with the right agent to do the leg work, it can go smoothly. Most sellers looking to downsize can still reap benefits of exclusivity by purchasing a condominium. It's a great alternative and most gated communities have accessible amenities such as club houses, swimming pools, picnic areas etc. Make sure you ask your agent about all our options.

ENJOY YOURSELF:

This is a new and exciting step in your life. Do not forget to bask in the impending adventures that await you and your husband. As you treasure the memories of your old home, remember there will

be new ones to add to your journey.

Thank you for your question, Rose. Please do not hesitate to call me if you need anything. I'm always happy to help. Good luck! ■



Mary Sunderman is a real estate agent with The Columbus Team. She can be reached at 614-935-5572 or MarySunderman@TheColumbusTeam.com

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this month: in the community

Fall Events in Dublin-Powell! MARK YOUR CALENDAR FOR THESE ACTIVITIES AND EVENTS!

THINGS TO DO IN DUBLIN

TRICK OR TREAT - OCTOBER 31ST

Its that time of year again! The City of Dublin will get together for Trick or Treat 2016. The festivities will be from 6-8pm. Be sure to come dressed in your favorite costume! For safety reasons, trick or treaters are asked to be in a group or with an adult. The City of Dublin works hard to make this event safe and fun for everyone. Safety tips for kids, parents and drivers attending Trick or Treat, please visit www.dublinohiousa.gov/events/trick-or-treat/.

CHRISTMAS TREE LIGHTING CEREMONY DECEMBER 1ST

Join us for the Annual Christmas Tree Lighting in Historic Dublin on Thursday, December 1, 2016 at 80 W. Bridge Street. The will be live reindeer, complimentary hot chocolate and donuts, photos with Christmas characters, children's prizes and Santa's Grand Entrance at 6:30 p.m. Kids can have their photos with Santa at the Dublin Library (75 N. High Street) from 7 - 8 p.m. For more info, go to: <http://dublinohiousa.gov/events/annual-christmas-tree-lighting-in-historic-dublin/>



THINGS TO DO IN POWELL

TRICK OR TREAT- OCTOBER 31ST

Trick Treat in Powell style this Halloween! Join the City of Powell for its annual Trick or Treat from 6-8pm on Monday October 31st. This event will held rain or shine so do not fret, trick or treaters! Be sure to meet at the City of Powell Local Government building on hall 47 Hall Street in your best costume!



5K REINDEER RUN AND FUN WALK - NOVEMBER 12TH

This event is hosted by the Olentangy Liberty High School Baseball Program and benefits the WCMH Channel 4 - Firefighters for Kids Toy Drive. We ask each participant to bring one unwrapped toy at check in that the Liberty Baseball Coach and Team Members will personally deliver to the Toy Drive on Saturday, December 10th. Kick off the holiday season early at this fun event and help bring smiles to the children of Central Ohio who wish for a bright and happy holiday season! Last year, this event generated over 500 toys/games for the WCMH - Firefighters for Kids Toy Drive. The 5K run course starts at the OLHS stadium, proceeds north on Sawmill Parkway, east on Hyatts Road, and finishes back at the OLHS stadium. We look forward to kicking off the holiday season with you at this charitable event! Registration is discounted to \$25 for participants registering by October 28th and guarantees T-shirt and swag bag. After October 28th, registration will be \$30. Registration for students is \$20, walkers are \$10. Registration will be available online and the day of the race starting at 7:45am. The Fun Walk will start at 8:30 and the 5K will begin at 9am. For details and information, go to: www.racepenguin.com/events/reindeer-run-5k/



THINKING OF BUYING A HOME? Take these 4 tips into consideration

Believe it or not, there are best-kept secrets in buying a home. Purchasing a home or a property is not simply something that you should consider out of a whim, but rather a well thought-out and planned decision.

DON'T BE FRIVOLOUS

At least six months before you intend to purchase a new house, keep your money where it is. Avoid moving it around or making huge purchases beforehand. Opening new credit cards and acquiring huge debts will only make it difficult for you to qualify for a loan.

WHEN IS THE BEST TIME TO BUY?

Do not obsess yourself in trying to find the right time to purchase a home. The best time is when you have found the ideal property and you have the means to afford this property. It is impossible to predict the real estate market and therefore there is no such thing as perfect timing.

PAY HEED TO SLEEPER COSTS

The difference between owning a home and renting one is the sleeper costs. Sometimes mortgage payments are not just the only important thing that you should focus on but you should also be mindful of other expenses such as property taxes, utilities as well as homeowner association dues. Allot budget for sleeper costs so you will be covered each month and you won't risk losing your investment.

HOME INSPECTIONS COUNT

Give your new home a complete physical to

determine all the issues that you need to focus on. An experienced home inspector will be able to help you out and inspections should be done right away. Remember that home inspections may also be used to lower the price of a home and it is one way to prevent a lot of potential problems in the future. ■

Vicki Ballenger, Loan Officer
NMLS237810
vicki.ballenger@concordmg.com
614-212-6931

ABOUT CONCORD MORTGAGE:

Concord Mortgage Group has built a strong reputation as an outstanding mortgage banker firm, serving the lending needs of real estate professionals, builders and individual homebuyers throughout the state.

We're a full service mortgage banker with an experienced staff offering expertise in every area of mortgage lending. You'll enjoy our convenient, easy to use web-based mortgage search interface, which makes it simple to find the perfect loan for your unique needs!

Concord Mortgage Group has a team of experienced loan officers available to answer any questions and to provide you with the guidance you need to choose the best loan for your financial situation.

Mortgage loans aren't a one-size-fits-all solution. Turn to the professionals at Concord Mortgage Group to find the best loan for your one-of-a-kind need. Get started today using our online, secure application or call us at (614) 818-4600 to speak one-on-one with a licensed mortgage professional.



FALL ENTERTAINING FORECAST: CASUAL, COMFORTABLE AND OUTDOORS

by Michael Austin

Whether an afternoon tailgating before the big game or a fun-filled evening under the dazzling autumn stars, the forecast for this season's entertaining is trending toward cozy, comfortable and outdoors. "I think the big lifestyle shift right now is toward eating out less and entertaining more at home, and autumn is the perfect season for taking your get-togethers outside," says Keith Winkler, marketing manager for dinnerware giant Replacements, Ltd. "Think about it — the temperatures are cooling down following our record breaking summer heat. You can have more people at outdoor gatherings than you can generally fit in your home. Plus, there's more flexibility because you can easily have one or more set ups, whether that means setting up tables for dinner or having canapés and finger foods around a fire pit." Fall is a great season for ditching the paper and plastic and taking your dinnerware outdoors. Tableware industry experts say there are many positives to introducing your "good stuff" to Mother Nature. It won't blow away like paper plates, and it's far more environmentally friendly than Styrofoam.

MIX IT UP

While serving finger foods on small plates is extremely

popular and encourages your guests to mingle, there's a definite return toward the comfort and connection of a sit down meal. To set the perfect fall table, designers encourage mixing and matching patterns to reflect your distinctive style. "I generally start with a pattern that sets the tone for the evening, one that reflects what I'm feeling for this particular gathering," says Replacements' designer Julie Robbins. "Whether that's a cute salad plate that's going to sit atop the dinner plate, or a fun color I want as my main design element or theme. I then add pieces that either draw out that feeling or ground the place setting to give me the ambiance I want for my entire table." Robbins says that may mean pairing a current fall favorite, such as a dinner plate in Woodland by Spode, with vintage American amber glass from the 1940s. She also mixes different pieces. For example, adding a hued glass accent salad plate creates another layer of dimension, while a bright goblet can infuse a much needed pop of seasonal color.

LIGHT UP YOUR EVENINGS

There's really no need to go heavy on the decorations for fall outdoor entertaining. Bright leaves, pumpkins, seasonal berries and other naturals create the perfect autumn décor. Experts say you don't need a floral centerpiece

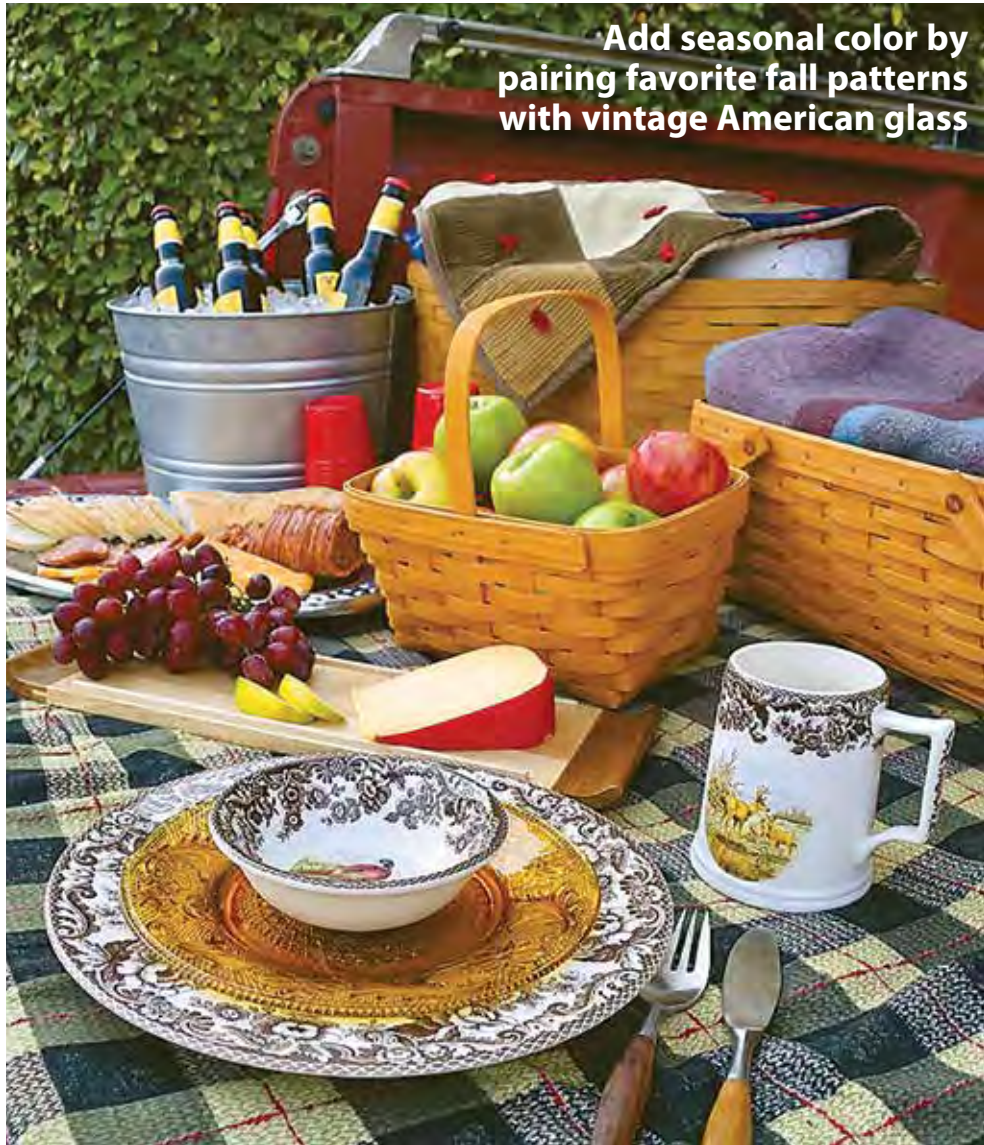
if you have nature all around you. Instead, use candles to light up your evenings. "It's time to upgrade from the Mason jar look by mixing glassware and candles," says Robbins. "Lighting can truly set the mood for your gathering, which is why I'm big on creating an eclectic grouping down the middle of my table by mixing

glass and metal candlesticks with hurricanes, clear decanters and other pieces I can use to hold candles. If you don't think you have enough pieces, old tumblers make great votive cups, while you can also turn wine glasses and goblets upside down and place candles on the inverted base. This is beautiful for daytime entertaining, and

when lit, creates a simple, warm feeling on those nights when you're just starting to feel a nip in the air."

Looking for more fall inspiration? Robbins and team suggest checking out Replacements' website at www.replacements.com. ■

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JUICY ITALIAN-STYLE MEATBALLS IN MARINARA SAUCE WITH BUCATINI

Break up the bread into a mixing bowl. Add the milk, submerging the bread. Leave the bread to soak for about 10 minutes.

Heat 3 tablespoons of the oil in a heavy medium skillet over medium heat. Add the onion and garlic and saute, stirring occasionally, until glossy but not yet browned, about 5 minutes. Set aside.

In a large mixing bowl, put the ground beef, chicken and veal. Squeeze the milk from the soaked bread and add the bread to the meats, discarding the milk. Add the egg, thyme and oregano, half of the parsley, and the onion-garlic mixture. Season with salt and pepper. Add half of the Parmesan. With clean hands, combine thoroughly.

Bring the tomato sauce to a simmer in a wide pan with high sides. Fill a medium bowl with cold water. Moistening your hands in the water as needed to prevent sticking, shape the meat mixture about 1/2 cup (125 mL) at a time into even balls, gently and carefully easing them into the sauce

Partially cover the pan and simmer the meatballs gently, adjusting the heat as necessary, until they are cooked through, about 165 F (75 C) on an instant-read thermometer, about 45 minutes.

Bring a large pot of salted water to a boil. Add the pasta and cook until al dente, tender but still slightly chewy, following the manufacturer's suggested cooking time.

Drain the pasta. Heat the remaining oil in a heavy large skillet over medium-high heat. Add the pasta and 2 tablespoons each of the remaining parsley and Parmesan; toss well. Spoon the meatballs and sauce on top, drizzle with some olive oil, and garnish with the last of the Parmesan and parsley. Serve immediately. *Serves 4*

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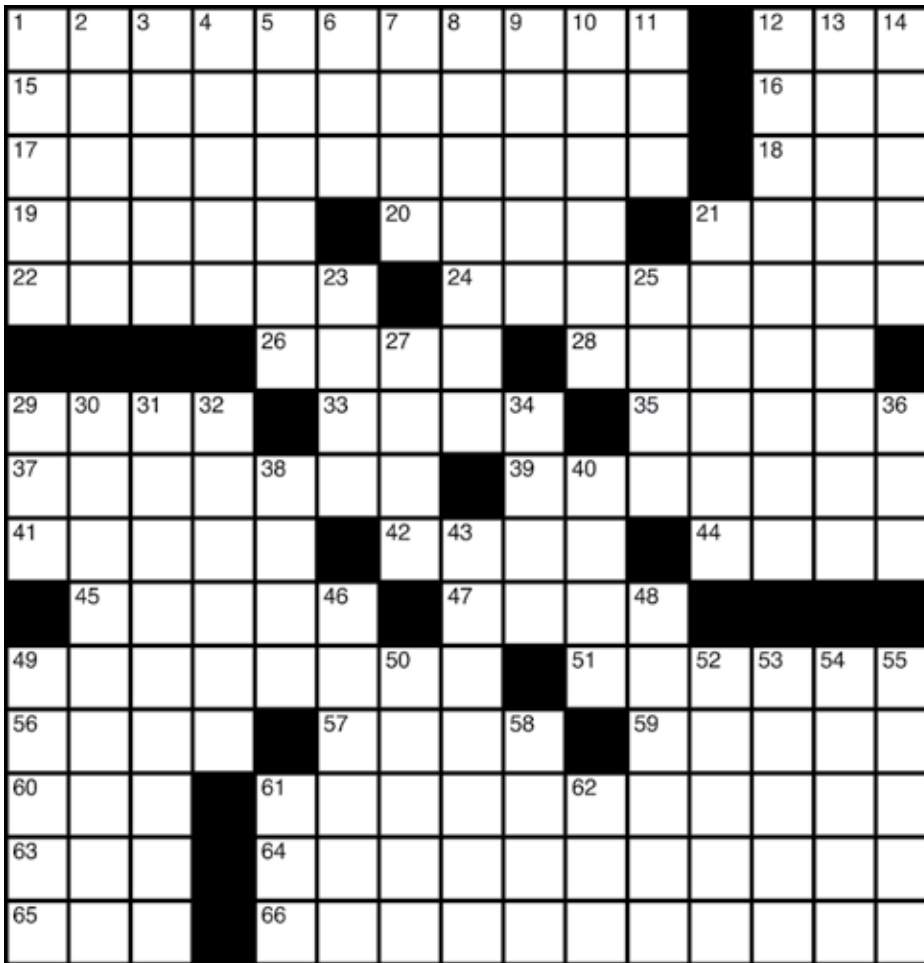
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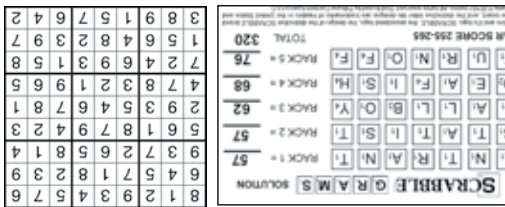
INGREDIENTS

- 2 slices slightly stale firm white bread
- 1 cup (250 mL) milk
- 6 tablespoons extra-virgin olive oil, *plus more for serving*
- 1/2 large yellow onion, finely chopped
- 6 cloves garlic, coarsely chopped
- 12 to 14 ounces (360 to 400 g) ground beef
- 12 to 14 ounces (360 to 400 g) ground chicken
- 12 to 14 ounces (360 to 400 g) ground veal
- 1 large cage-free egg
- 3 sprigs fresh thyme, leaves chopped
- 3 sprigs fresh oregano, leaves chopped
- 1/2 cup (125 mL) chopped fresh Italian parsley
- Kosher salt
- Freshly ground black pepper
- 1/2 cup (125 mL) freshly grated Parmesan cheese
- 6 cups (1.5 L) store-bought tomato sauce
- 1 pound (500 g) dried bucatini or other dried pasta strands

CROSSWORD PUZZLE



PUZZLE answers



just for fun

ACROSS

- City on the South Saskatchewan River
- It's about 5 mL
- Over
- Cut (into)
- Factor in cold waves
- Boomer's offspring
- Put in
- Senseless
- Jazz duo?
- Answered back
- Drivetrain component, perhaps
- Southwestern language
- Brawn
- Sign of shock
- Diamond shape
- Star movers
- Runs through
- Take time to answer
- Mail
- Save for later, in a way
- City southwest of Bayeux
- Woodstock performer before Sly
- Ecua. rejoined it in 2007
- Hail Mary
- Charges for rounds

- Newspaper section
- Goya's "La __ vestida"
- Washington portraitist
- Star Wars letters
- December-to-May fruit
- RBI producer, perhaps
- Outlet worker
- Stick-__
- 1623 Shakespeare work, with "The"
- Home in the woods
- Meas. of course performance
- Brand with a Jumpman logo
- Meaning
- Fine points
- Letters sometimes seen before a phone no.
- Nestle's __-Caps
- Cheat

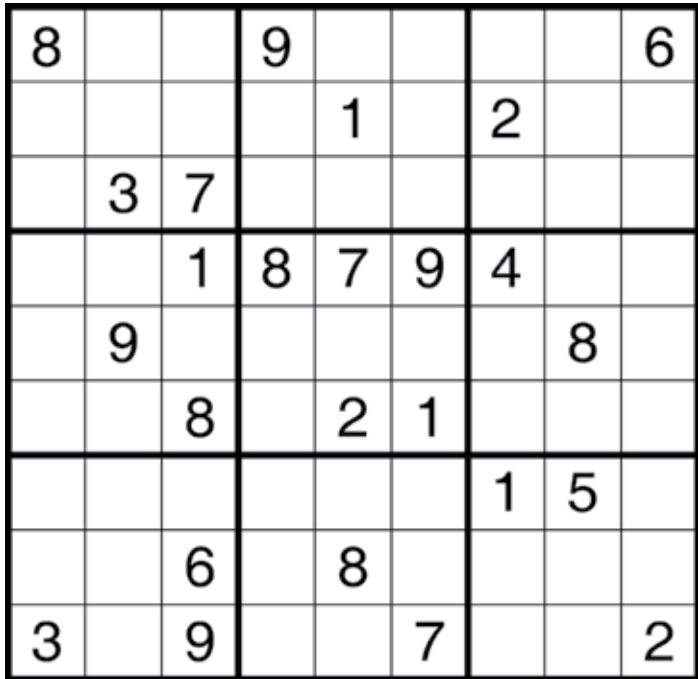
DOWN

- Blues
- "Waterworld" orphan girl
- Strikes out
- Apple purchases
- Mexico's Sea of __
- Journalist Kupciner
- Krypton relative
- Ancient Italian region
- Opposite of "stand"
- They multiply by dividing
- Drive handle
- Like churches, as a rule
- Common abrasive
- Intrinsically
- The Marx Brothers, e.g.
- Deceive
- Bug but good
- 1924 co-defendant
- Court complaint
- Horn of Africa native
- Cousins of clam diggers
- Western ring
- Expert
- Jerk, say
- Patty Hearst alias
- __ bloom: pond vegetation
- __ Bag: eponymous '70s designer label
- Old, in Oldenburg
- Additional
- Legend on ice

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Sudoku

created by Crosswords Ltd.



MARKET UPDATE 06/01/2016 – 10/11/2016

ADDRESS	SQ. FT. PER AUDITOR	BEDS	BATHS	SOLD PRICE	ADDRESS	SQ. FT. PER AUDITOR	BEDS	BATHS	SOLD PRICE
BISHOPS GATE					10657 SCARBOROUGH WAY	3,722	4	5	\$480,000
4180 BISHOPGATE WAY	2,963	2	3	\$378,000	10748 PRESTON WAY	4,100	4	5	\$535,000
9831 KINGSTON CIRCLE	2,917	3	3	\$380,000	10775 RUSHDEN COURT	3,900	4	5	\$615,000
4160 BISHOPGATE WAY	2,835	2	3	\$375,000	5197 PRESTON COURT	5,800	6	5	\$640,000
BRYSON COVE					5272 SHEFFIELD AVE.	4,808	4	3	\$649,900
4222 BRYSON COVE CIRCLE	2,177	3	2	\$325,000	10509 CARDIGAN RIDGE PLACE	6,205	4	7	\$660,000
4143 BRYSON COVE CIRCLE	3,334	4	4	\$380,000	10638 PEMBROOKE PLACE	7,000	5	5	\$740,000
CAMPDEN LAKES					10127 WELLINGTON BLVD.	5,759	4	6	\$775,000
8244 CAMPDEN LAKES BLVD.	4,100	4	4	\$465,000	4175 BANGLE COURT	4,485	4	5	\$595,000
8204 CAMPDEN LAKES BLVD.	4,138	4	5	\$525,000	10447 CAMBRIDGE PLACE	2,333	3	3	\$325,000
8215 WINCHCOMBE AVE.	5,074	4	5	\$575,000	10187 WELLINGOTN BLVD.	3,763	4	5	\$627,500
WEDGEWOOD					WYANDOTTE WOODS				
10214 JULIANA CIRCLE	1,542	2	2	\$264,000	7718 KELLY DRIVE	3,830	5	4	\$409,000
10550 WELLINGTON BLVD	3,704	4	4	\$391,650	4288 WYANDOTTE BLVD.	5,557	6	5	\$559,900
10522 WELLINGOTN BLVD.	3,269	4	4	\$450,000	7840 CALVERT COURT	2,578	3	2	\$460,000
9821 OXFORD CIRCLE	3,300	4	5	\$462,626	4321 WYANDOTTE BLVD.	5,000	4	5	\$625,000
					7843 WINDY HILL COURT	4,455	4	5	\$617,450

Source: Columbus Board of Realtors MLS. All information is deemed accurate, but not guaranteed. Sales represented are of multiple agents/Brokerages in the area.

Recent Listings

BY THE COLUMBUS TEAM



RANCH FOR MULTIPLE GENERATIONS! | \$425,000

Amazing Mid-Century Ranch lives large in 4,145 sqft! This deluxe home rests on .7 acre with wooded views, babbling brook and exquisite nature views! Enjoy 4 BR, 4 BA with multiple bedroom suites and outstanding bonus living space. Custom tile flooring, beamed ceiling, built-ins and attention to every details in this generous home. Deluxe wrap around deck overlooks private lot! Ideal for Multi-generational living!

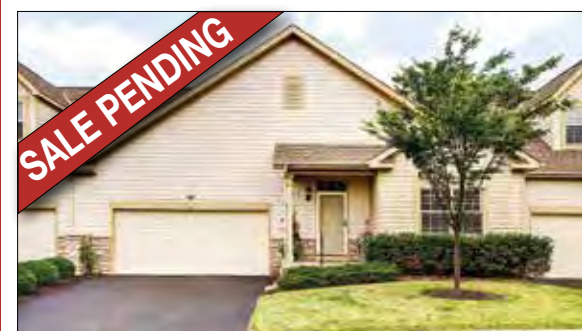
Offered by Sue Lusk-Gleich, The Columbus Team at KW Capital Partners
Call/Text Sue 614-419-3100 or email sue@thecolumbusteam.com



DELUXE HOME ON 9TH FAIRWAY! | \$385,000

Timeless beauty in Golf Village backs to the 9th Fairway on the coveted Kinsale Golf Course! Enjoy a beautiful 1st floor owners suite that steps out to a private patio with built-in fire pit. Spectacular floor plan lives large with vaulted ceilings and open concept design. Gourmet quality kitchen features granite & stainless steel appliances. 3,160 sqft of excellent living space offered in pristine condition! Olentangy Schools in this desirable Powell community.

Offered by Mary Sunderman, The Columbus Team at KW Capital Partners
Call/Text Mary 614-935-5572 or email marysunderman@thecolumbusteam.com



LUXURY IN THE HAMPTONS AT WEDGEWOOD | \$326,000

Luxurious setting in the Hamptons at Wedgewood in this one story condo! Offered in move-in ready condition, discover the fastidious care & condition of this lovely 2 BR, 2 BA home with 1542 sqft of pristine living space. Gorgeous hardwood floors set the tone of excellence coupled by the freshly painted interior, fabulous kitchen & deluxe open floor plan. Enjoy soaring ceilings in the great room with gas log fire place & brilliant natural light from large windows over the FP & French Door to the private patio.

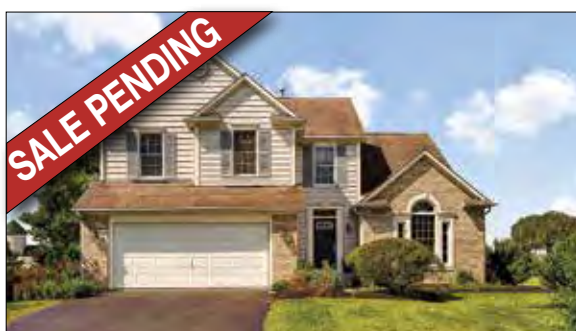
Offered by Mary Allen, The Columbus Team at KW Capital Partners
Call/Text Mary 614-419-3239 or email mary@thecolumbusteam.com



DELUXE WOODED RETREAT! | \$515,000

Perfect forever home in exclusive Woodstone near Alum Creek! Boasting meticulous care, this generous home features 4 BR + big bonus room, 3 BA and 3625 sqft of great space. Generous home office features built-in desk and open loft, well suited to a pool table offers versatile space to live and play! Enjoy a decadent 1st flr owner's suite with double sided fire place and attn. to every detail. Wall of windows from great room overlooks wooded views! This elegant home extends living outdoors on tiered, stamped concrete patio. Just unpack!

Offered by Patrick Florence, The Columbus Team at KW Capital Partners.
Call/Text Patrick 614-204-8084 or email Patrick@thecolumbusteam.com



BEST OF BIG BEAR FARMS | \$304,900

Smart updates in this well cared for 4 BR, 2.1 BA home on a half-acre with Brand NEW Stainless Steel appliances, brand NEW tech-durable luxurious vinyl plank flooring, 2 new HotWT, Culligan Water filtration system, CAT 5 Ethernet connection in every rm. Jetted tub in master suite & great deck overlooking the lush lawn! Waterproofed lower level & radon mitigation installed. Vaulted ceilings and freshly painted interior! Proximity to excellent amenities throughout the Powell area!

Offered by Erin Ogden Oxender, The Columbus Team at KW Capital Partners
Call/Text Erin 614-598-3121 or email erin@thecolumbusteam.com



RIVERSIDE WOODS RANCH! | \$592,000

Spacious Dublin Ranch in beautiful Riverside Woods! This like-new home features an open concept floor plan w/wall of windows looking to a wooded, private view! Enjoy a home office & generous 1st flr Master BR w/ large walk-in jetted shower en suite! Entertain easy in the enormous Rec Rm in the w/full service wet bar & ample space to play pool! Outdoor living is divine w/custom paver patio and hot tub in a serene setting.

Offered by Mary Allen, The Columbus Team at KW Capital Partners
Call/Text Mary 614-419-3239 or email mary@thecolumbusteam.com

FOR MORE INFORMATION ON THE HOMES LISTED HERE, CALL US AT 614-431-1014

"What the Heck is a 'Title Company,' and Why Should I Care?"

Whether you're a first-time homebuyer or have bought and sold numerous times, the one piece of the puzzle in a real estate transaction that tends to go unexplained is the role of the Title Company. To help understand that role, what their function is, and why they matter, let's first dive into what they do, as it can be a little difficult for the general public to understand.

Plain and simple, a title company typically has three major jobs: holding escrow, insuring the property's ownership, and closing the loan. Since those are three big jobs to have, each one needs a little more explanation, so let's begin with the escrow. "Escrow," or as I like to call it, "financial purgatory," is the holding of money by a neutral third party until it is dispersed pursuant to specific instructions. In a real estate transaction, this means that according to the contract, any addendums, or any other signed documents between the buyers and sellers, the money will be taken in and dispersed to the right people at the right time, down to the penny. As you might imagine, this can be a stressful and sometimes heated task, which is why you may hear the title company referred to as the "Escrow Agent" – another title for this role.

In addition, the Title Company also insures the "free and clear" ownership of the property to the new buyers. There is a lot more to that than you might imagine – a full search must first be done to see if there are any outstanding mortgages or liens on the property (from the sellers or any other previous owners). After that's over, the title company will order any payoffs or subordinations related to those mortgages/liens and then clear them from the property to ensure "free and clear" ownership (meaning that no other person or company has any "stake" or interest in the ownership of your property). After that, they will issue an insurance policy to back up their work (the actual "title insurance"), and in the event that any person or company comes to you in the future claiming to have an interest in the property, the company will handle it from there. In rare cases, if the title company missed a lien or other legitimate claim to property ownership, this could mean they're paying out tens of thousands of dollars, if not the full value of the house!

Last, but certainly not least, the title company closes the loan (commonly referred to as "Closing.") Some companies, like Search2Close Title in Powell, will bring their own on-staff notaries to wherever and whenever is convenient for you, and you could wind up closing on your home at a restaurant or at your work, if that's what works best! In any case, this "Closing" is the very last step, and it's the time when buyers and sellers sign the mortgage, note, deed, and plenty of other documents pertaining to the transaction. After everything is signed, it's all done! The loan is closed, the sellers get their money, and the buyers take possession of their new home.

Escrow, Title, and Closing – the nitty-gritty (but crucial) "ETC." work in real estate.

So why does it all matter? Why do we really need Title companies involved with this? The biggest reason for this comes from the name – "Title" issues that arise. Let's say the Title search came back, and a previous owner has a mechanic's lien that was never cleared by the last Title company; say, perhaps, the survey is done, and the fence in the backyard is actually 5 feet onto the neighbor's property, or say the seller of the property is actually the son of the owner, and he doesn't have the legal right to even sell it. All of these and more happen every day in the Title industry, and without those searches, examinations, surveys, and certainly without the help of the Title company and real estate agents to alleviate the problems that arise, the world of real estate would be filled with uncertainty. While Title companies may play a role that seems confusing to some, the behind-the-scenes work that they do both ensures and insures a worry-free and happy property ownership for years to come."