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For the Week of August 21, 2022

3 OPEN HOUSES

4 RENTALS



PROPERTY AUCTIONS

Mountaineer Auctions
PAGE 6

Joe Pyle Auctions
PAGE 7

LOOKING FOR A NEW APARTMENT

PAGE 4

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PAGE 8

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Party at the house! When weddings hit home

“Are you sure you want all these people in your house?” I asked the groom’s mom when she offered to host the wedding at her Jackson Hole, Wyoming, home.

My daughter and her son were engaged. Every wedding venue we looked at was booked.

“Oh, they won’t be in the house,” she said. “We’ll keep the wedding outside.”

I’d only just met this woman over Zoom, but already I liked her practical common sense and boundaries. I need more of both.

“What about bathrooms?” I asked the obvious. I did not want to visit an outhouse or the Wyoming woods wearing a gown and high heels.

“Oh, we’ll rent one of those posh, pull-up trailers with flush toilets and sinks,” she said.

Phew! Did I mention practical?

This conversation happened six months ago. Since then and until last weekend, life has been a blender-blur of florists and photographers, dresses and dinnerware, bakers and bands, tents and tuxedos, lists and linens, and lots of check writing to pay for it all.

Apparently, according to event planners (God bless every one), we were not alone.

“I’ve noticed a big uptick in home weddings since COVID, because wedding venues are so hard to find,” said Kimball Stroud, an A-list event planner in Washington, D.C., whose clients have included Elon Musk and Hillary Clinton. “And that’s a good thing.”

A big benefit of having a home wedding is that you can pick your date, she said. “You’re not at the mercy of a venue’s calendar,



AT HOME WITH
Marni Jameson

which often fills up a year ahead.”

Plus, sharing your home with others makes any occasion more poignant.

“A home is the first choice, by far,” Stroud said. “I tell any couple getting married to ask around to find a family member or friend who has a nice home. If you have the space and grounds, why not?”

Here’s why not: Though more personal, home weddings are not necessarily easier nor less expensive. Traditional venues, like hotels, churches or banquet halls, are turnkey. They have the tables, chairs, linens, tableware, parking, bathroom facilities, and staff.

When you host a home-based wedding, that’s all on you. If the home wedding is also out of state and outdoors, you have even more to keep you awake at night. Let me tell you.

Although rain in Jackson Hole in August is rare, the weekend of the wedding, all the town’s annual rainfall conspired to fall at once. (Insert heavy sobs.) We let go of our dreams for an outdoor wedding under a blue summer sky and a bower of flowers and resigned ourselves to lined-up chairs in the dance tent.

Thirty minutes before the ceremony, however, the skies cleared, and the sun smiled down

on the slushy grass, the processional, the vows, and the cocktail hour on the front lawn.

At dinner time, the guests migrated to the tent around back. Just when all were undercover, the skies dumped down all the rain it had been storing up. Bath-tubs of it.

And there we were, old friends and new acquaintances, all dressed up, magically surrounded by candles, flowers, great food, and grand feelings. Yes, shoes were ruined. Long dresses were muddied. But I wouldn’t have changed one detail.

While hosting a wedding or other special event at a home can be worth the trouble, here’s what to consider:

- Hire an event planner. A good wedding planner not only anticipates what you don’t, but also has a plan for it. They let you focus on enjoying the day, while they tend to the flow and the various vendor headaches.

If you’re planning a wedding from afar, a local planner will have leverage with vendors that you don’t. A florist in Wyoming will care less about pleasing someone from Florida, who will never hire her again, and care more about impressing the wedding planner who is likely to bring her future business.

- Have a rain plan. “You simply must have tenting and be prepared for rain or you cannot have the event,” Stroud said. “Rain could destroy the whole affair.”

While we were reluctantly ready to move the ceremony under a tent, we didn’t have to. But don’t count on Mother Nature to cooperate.

- Think through parking. Few residences can accommodate 50

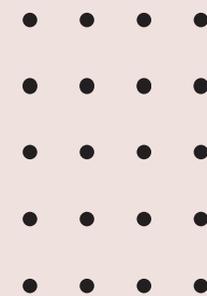
parked cars. Arrange for shuttles or golf carts to transport guests between the residence and a communal parking area or primary hotels nearby. Providing transportation alleviates the parking problem, keeps guests who have been drinking from driving, and lets hosts make sure everyone is off the premises by a set time.

- Give neighbors a heads-up. The groom’s parents told their

neighbors months in advance that they would be hosting a wedding and asked for their understanding and consideration. All were gracious. In return, the hosts promised that the band would stop playing by 10 p.m.

- Rent a loo. “You might be able to host a dinner party for 20 or even 50 in a private home and use the home’s restrooms,”

SEE MARNI, 3H



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FROM PAGE 2H

Stroud said, “but the plumbing in most homes can’t handle more than that.”

Fortunately, very nice trailers for this are available.

- Dedicate space for the bridal party. Traditional wedding venues often have a bride’s room for the gals, and a separate area for the guys. In our case, the groom’s parents made their guest house available to the bride and her attendants, while the guys used the pool house.

If you don’t have separate spaces, consider using a hotel room nearby.

- Control for pests. Have your yard sprayed for mosquitoes and

put out bug spray.

- Enjoy the ride. Having a lifetime of close friends and family around me, while seeing my daughter so glowingly beautiful, on the threshold of everything made me want to hit pause and play out the whole glorious evening in slow motion.

But alas it was all over in a brilliant — if soggy — blink.

Marni Jameson is the author of six home and lifestyle books, including “What to Do With Everything You Own to Leave the Legacy You Want,” “Downsizing the Family Home – What to Save, What to Let Go,” and “Downsizing the Blended Home — When Two Households Become One.” You can contact her at www.marni-jameson.com.



Wedding Glamping : “There is something so magical about being in a tent,” says A-list event planner Kimball Stroud, who says no one should ever plan a large outdoor event without one. Photo courtesy Avril Wood

HD-480993

Open HOUSES

Open Houses Sunday, August 21, 2022



NEW LISTING

1003 Greystone Lane, Hurricane
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 1:00-4:00 PM

This single-story home is located in the desirable Teays Valley Meadows - North Subdivision in a low-traffic cul-de-sac. This home was custom designed and built for the original/current owner. The open floor plan offers a comfortable living environment for the entire family and has several recent updates. The house consists of a large great room with a dining area, large eat-in kitchen, 3 Bedrooms, 2 Bathrooms, and an extra room currently used as an office but could be a den, library, or even a nursery.

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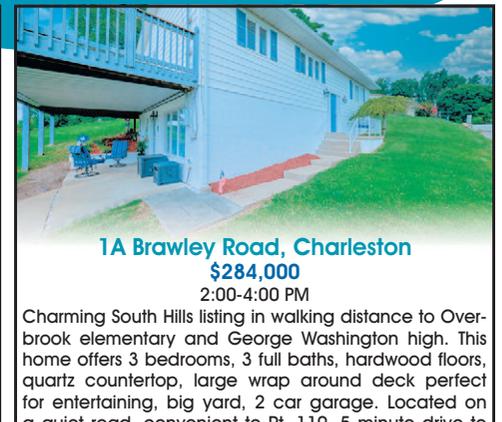
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307 20th Street SE, Charleston
\$178,000
 1:00-4:00 PM

Kanawha City location near the University of Charleston and CAMC, one story, no steps, 1,724 sqft, vaulted ceiling, oak flooring, fenced level yard, 2 car carport, outside storage building, 4 bedrooms, 1 and a half bathrooms, very good condition!

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1A Brawley Road, Charleston
\$284,000
 2:00-4:00 PM

Charming South Hills listing in walking distance to Overbrook elementary and George Washington high. This home offers 3 bedrooms, 3 full baths, hardwood floors, quartz countertop, large wrap around deck perfect for entertaining, big yard, 2 car garage. Located on a quiet road, convenient to Rt. 119, 5 minute drive to Ashton Place shopping plaza.
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Turn your yard into an outdoor-living oasis

For those homeowners lucky enough to have entertaining spaces outside, summer and fall provides plenty of opportunities to enjoy fresh air under the sun or stars.

Over the last few years, families have become especially familiar with what works about their yards and where there is room for improvement. A backyard renovation can cost anywhere from \$5,000 to \$50,000. The American Society of Landscape Architects suggests homeowners budget the cost of a major landscaping project at between 5 and 10 percent of their home's value. Large or small, here are ways to make an outdoor oasis at home.

Create living privacy

Living in close proximity to neighbors may make privacy harder to come by. Wood or vinyl fences, however effective, may not provide the all-natural look many people desire. Vertical gardening, which trains easy-care vines like English ivy, Clematis or various climbing roses to grow on trellis or fencing adds greenery and privacy. Hedges and fast-growing shrubs also can be used for natural barriers.

Install a pool

Pools are the ultimate spots to cool off on hot days. An elabo-

ately shaped inground pool can blend in with the landscape and offer the ultimate hang-out zone. However, above-ground pools also serve the purpose and are more budget-friendly.

Stock tank pools are popular among those who want minimal pool expenditure or have small spaces to work with. Stock tanks are metal vessels traditionally used as watering holes for livestock. They also can be "adult kiddie pools" when combined with some plumbing. Galvanized steel frames make them sturdy. With floats and other accessories, they can become the perfect oasis.

Provide outdoor atmosphere

Create a bespoke bistro vibe by using freestanding planters and posts along with hanging lights to make an intimate outdoor hangout spot at night. For those with permanent structures, like a deck or a gazebo, lights can be strung across the area or on railings or edging.

Extend the living space

Decks and patios can help make outdoor entertaining areas more comfortable by eliminating the need to sit on the grass or gravel. Plus, they add another "room" to the home. When paired

with weatherproof patio furniture, such as sofas, loungers and tables, a private seating area can be crafted and utilized for any number of entertaining desires.

Hang a hammock

Few things evoke feelings of relaxation better than a hammock. Fitted between two trees (or two posts if trees are sparse), a hammock is an ideal place to grab a nap or read a book.

Additional oasis-inspired ideas include outdoor kitchens, letting up lanterns, cascading water features, and bird feeders to attract the sounds of nature.

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Use lighting to transform your outdoor spaces



Lighting is an essential component of interior and exterior home design. Not only does lighting add style and make spaces more appealing, when done correctly, it also makes a home safer and more functional.

Homeowners who plan to utilize outdoor spaces like backyards, front porches and walkways to the fullest should think carefully about lighting. These guidelines can assist with selecting outdoor lighting fixtures.

Security lighting

Flood lights and security lights are a good investment for those who want to beef up visibility and security around the home. These lights are high-intensity and designed to illuminate large areas. The brightness and reach can serve as a preventive measure to keep animals and even criminals away. Motion-sensor lights will immediately engage if something crosses the path of the sensor. Some lights will remain on from dusk until dawn. Lowes Home Improvement suggests using the correct wattage on outdoor security lights so they flood an area thoroughly without affecting neighboring properties.

Wall, post and ceiling lights

Outdoor lighting fixtures beyond security options come in a variety of styles, according to Lamps USA. Wall lights are mounted to the outdoor wall of the home. These typically flank doorways or the garage. Post lights are often installed on the posts of decks and porches, or are free-standing on properties, providing visibility but also style. Ceiling-mounted lights may be above doorways or installed in any structure that has an overhead area. Warm-colored temperature bulbs in these fixtures can create an inviting atmosphere that is not too bright and jarring, especially when multiple lighting fixtures are working together. When selecting lighting for wall-mounted fixtures, experts suggest sizing up if you are not sure of the size to pick, as lights will look much smaller in scale from a distance.

Accent and landscape lighting

A bevy of accent lighting choices are available. Accent lighting is designed to enhance the mood and appearance of certain elements of a landscape. Accent lighting is not intended to

add bright light. For example, upward-directed lights can be cast on trees or shrubs to accentuate their shapes. Accent lighting also may call out a structure, such as a garden or a fountain. While accent lighting may be hard-wired, homeowners who want the luxury of changing lighting can opt for solar fixtures, which are more mobile but not as bright.

Additional pointers

When shopping for bulbs, consider the number of lumens. A standard 100-watt bulb produces around 1,600 lumens. Security lights should range from 700 to 1,300 lumens for optimal brightness. Other lights needn't be so bright.

Furthermore, ensure that any fixtures that are being used are safety-rated for outdoors. Wet-rated fixtures are designed to withstand direct exposure to outdoor elements, advises the design experts at Schoolhouse, a lighting and lifestyle goods company. Damp-rated fixtures are built for outdoor locations protected from harsh weather. Look for the product details or work with an electrician to choose the right lighting choices.

REAL ESTATE AUCTION COURT ORDERED CONSERVATORSHIP AUCTION

Monday, September 12, 2022 @ 5:00pm
2106 Kanawha Blvd. East Unit B-414, Charleston, WV 25311
***DIRECTIONS:* From I-77 take Greenbrier Street Exit # 99, turn toward Kanawha River. At Kanawha Boulevard stoplight, turn left on Kanawha Boulevard East to 2106 on left. Unit B-414 is 4th floor of west building.**

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- *Thu. August 25th – Charleston – Apartment Building, Duplex, & 4 Bedroom Home LIVE BIDDING ONLY
- *Wed. August 31st – Charleston – Spacious 3 Bedroom with Garage Apartment
- *Thu. September 1st – Hurricane – 16-Acre Mini Farm with Home in Putnam County
- *Tue. September 6th – Saint Albans – 2 Commercial Buildings on Over 1 Acre
- *Tue. September 6th – Walton – 3 Bedroom Victorian on 2 Acres
- *Wed. September 7th – Huntington – 3 Bedroom Tudor Style Home
- *Thu. September 8th – Charleston - 3 Bedroom Brick Home Overlooking Golf Course
- *Mon. September 12th – Cross Lanes – 2-Bedroom Townhome in Cross Lanes
- *Tue. September 13th – Canvas – Home on 3 Acres Minutes from Summersville Lake Selling to the Highest Bidder
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- *Wed. September 14th – Washington – 4 Bedroom Home off Blennerhassett Heights Road
- *Thu. September 15th – Beckley – 11 Beckley Homes LIVE BIDDING ONLY
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- *Tue. September 20th – Charleston – 3-Unit Apartment Building in Charleston
- *Thu. September 22nd – Huntington – 4 Huntington Properties LIVE BIDDING ONLY
- *Tue. September 27th – Dunbar – 4 Bedroom Brick Home in a Great Neighborhood
- *Thu. September 29th – Charleston – 3 Bedroom Near Luna Park Selling to the Highest Bidder

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- *Wed. September 14th – South Charleston – 3 Bedroom Home in South Charleston
- *Thu. September 15th – Charleston – 2 Bedroom Charleston Home Selling to the Highest Bidder
- *Mon. September 19th – Saint Albans – 3 Bedroom St. Albans Home on a Private Road
- *Tue. September 20th – Parkersburg – 3 Bedroom Project Home on 1.7 Acres Selling to the Highest Bidder
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- *Tue. September 27th – Charleston – 4 Bedroom Cape Cod



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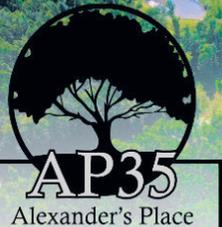
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