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HP-494524

More steps to get your outdoors warm-weather ready

Part 2 - Outfitting the patio space

Ahh, May. The jackets are coming off. The bugs are coming out. Memorial Day is coming up, and your friends are coming over — unless, that is, your outside is not the place to be. Then your friends are going somewhere else.

If this is the year you finally are going to create an outdoor space you want to spend time in, and your friends do, too, let's get it done. You will not be sorry.

For the first two years that my husband and I lived in the Happier Yellow House, we never used, let alone enjoyed, our back yard. It was just a place the dogs went so they could track mud in.

Then we talked to a landscaper who told us why it wasn't an inviting place, and we turned it into one.

Today our outdoor patio is the room — yes, I consider it a room — I use far more than any other in the house. I'm writing this column from there right now and would like to emphasize: If your outdoor space isn't finished and friendly, you are missing out.

"If we learned one thing from COVID, it is how much we value having a beautiful outdoor gathering place," said interior designer Patricia Gaylor, of Las Vegas.

However, many yards still fall short because "too often homeowners throw some patio furniture outside and expect the space to function and flow. They use the back yard as a drop zone, then wonder why nobody goes out there."

Great outdoor spaces may look effortless, but they don't just hap-



AT HOME WITH
Marni Jameson

pen, adds Sarah Fishburne, director of trend and design for The Home Depot. "The secret to creating a great outdoor living space is to design it the same way you would an indoor space," she said.

Though I hired a landscape designer to help me transform what I thought was a hopeless yard into my personal oasis, and I'm glad I did, these tips from Gaylor and Fishburne can help you create your own outdoor sanctuary in just seven steps:

1. Plan

Consider what you want to do in your yard, then "planogram it," Fishburne said. "Think in zones and sketch out your plan. Identify distinct areas where you want to lounge, eat or cook."

Think through how the areas relate. For instance, locate the grill so smoke isn't blowing into the house or onto seated guests.

2. Furnish

Decide whether you want furniture that allows you to converse, lounge or dine, then map out an intentional furniture plan, factoring in traffic flow and clearances.

3. Coordinate

To create a cohesive look, pull the colors you use indoors into

your outdoor areas, Gaylor said. That way, you blur the lines between inside and out, making both living areas appear larger and unified.

She also encourages homeowners to consider the exterior color of their homes when choosing an outdoor palette. Use natural colors and textures for background materials, like decks, fencing and patios. Choose neutral-colored furniture in shades of brown, tan or gray, then use bolder color and pattern in accent pieces like outdoor rugs, throw pillows and other accessories.

4. Equip

If you want to cook outside, you've never had a better selection of grills, outdoor cooking appliances and tech to support it all, Fishburne said.

In addition to a range of natural gas, propane and pellet grills, outdoor air fryers and portable pizza ovens that run on wood or gas are becoming popular outdoor fixtures. New technology, such as grilling apps that connect to meat meters and tell you when your food is done, is changing how we live outdoors.

"Now you can monitor what's on the grill with an app and enjoy your guests without having to stand over the grill," Fishburne said.

5. Accessorize

"The biggest problem I see with outdoor spaces is that homeowners don't finish the job," Gaylor said. "They put out furniture and a barbecue and forget to accessorize."

Just as accessories make the outfit, they also make outdoor living spaces inviting. Bright pil-

lows, lanterns for candles, area rugs made for outdoors, and container gardens are easy moves that add that finishing touch. But don't junk the place up. (No watermelon or flamingo pillows.) Buy quality materials that will last, and make sure everything, from candles to cushions, has a purpose.

6. 'Flower-ize'

Choose containers for flowers

that blend with your backgrounds, then pack them full of bright, colorful flowers and plants.

When planting a planter, Fishburne uses a layered method she calls "thrill, fill and spill." The thriller is the tall, colorful statement in the middle. Depending on where you live, you might choose cosmos, delphinium, or

SEE MARNI, 3H

Stacie Caruthers

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MARNI

FROM PAGE 2H

hollyhock. Around that plant the filler, shorter flowering plants such as lobelia, petunias, pansies, and alyssum. Then surround that with something that cascades, such as potato vine, ivy, or creeping Jenny.

"Everyone will think your containers were professionally done," she said.

7. Light

Once you've outfitted your outdoors, elevate it with LED lighting set to a timer. Pathway lighting is important for safety, while highlighting certain elements of the yard, such as a fountain or tree, adds drama. Strings of market lights say

"party at my place."

Though I am not recommending this, Fishburne mentioned that new technology is available that lets your lighting pulse to your music. Candles add that last bit of magic. While I like to put real candles in my lanterns, Fishburne likes the convenience of battery-operated candles that she presets to turn on and off the same time of day.

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." She can be contacted at www.marni-jameson.com.



If your outdoor space isn't begging you to be there, fix it. Photo courtesy of Island Stone

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REAL ESTATE

How to make outdoor living spaces more comfortable

Private backyards are now go-to spaces for recreation and entertainment and great places to recharge the body and mind.

One ripple effect of the COVID-19 pandemic was more time spent outdoors, even if it was predominantly on one's own property. OnePoll, in conjunction with the lawn care company TruGreen, surveyed 2,000 American homeowners and found participants spent 14 hours outside every week in 2021, which was three hours more than prior to the pandemic. In addition, respondents admitted that time spent outdoors was therapeutic.

A separate survey conducted

for the International Casual Furnishings Association found that people now spend more time relaxing, gardening, exercising, dining, and entertaining outside than in years past. Though COVID-19 may no longer dominate headlines, the desire to enjoy outdoor spaces has not waned.

While enjoying outdoor living areas, homeowners can do all they can to make these spaces comfortable and welcoming. The following are some good starting points.

Outdoor spaces can be enjoyed no matter the hour when there is ample lighting. That could be why the International Casual Furnishings Association reports those

who plan to renovate their outdoor spaces list outdoor lighting as a priority. Outdoor lighting not only sheds light on entertaining spaces, but also makes spaces safer and more secure.

No matter how friendly homeowners are with their neighbors, there comes a time when privacy is paramount. Fencing, whether it is wood or vinyl, or even a natural fence made from closely planted hedges, can ensure residents feel comfortable venturing outdoors to swim, take a cat nap or even star gaze in private.

Homeowners should note the direction their backyard faces and the typical daily conditions of the

space. For example, a yard that faces southwest may get plenty of strong sun during the day, requiring the addition of shade trees, covered patios or arbors to cut down on the glare and heat. If the yard is often hit by winds, trees or bushes planted strategically as windbreaks can help.

High-quality comfortable seating increases the likelihood that homeowners will want to stay awhile in their outdoor spaces. A deep seating set complete with plush chairs, outdoor sofa or love seat and chaise lounge chairs gives people more opportunity to sit and stay awhile.

A pool can be the perfect gath-

ering spot on a warm day, while a spa/hot tub can bridge the gap to cooler weather. According to the Family Handyman, soaking in hot tubs can relax tired muscles after a long day, loosen up stiff joints, improve cardiovascular health, and reduce the time it takes to fall asleep.

Homeowners may want to consider using a professional exterminator to get rid of ticks, mosquitoes and other nuisance insects from outdoor spaces.

As people spend more time enjoying their properties, they can consider the many ways to make outdoor living spaces more comfortable.



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What to know about landscape lighting

Home improvement trends come and go, and one trend that has become wildly popular in recent years is recognizable in yards every night. Landscape lighting has transformed how people see and enjoy their properties at night, making it one of the more sought-after upgrades among modern homeowners.

When considering landscape lighting, homeowners should know that there are various options to consider. According to the lighting experts at Lumens, spotlights project a concentrated and narrow beam of light that's usually around 45 degrees. Spotlights are often chosen to highlight specific features on a property, like a component of the landscaping. Individuals who want to cast light over wider, more general areas may consider floodlights, which Lumens notes spread light up to 120 degrees.

Inground lighting is among the more sophisticated landscape lighting options. Lumens notes that inground lighting illuminates the whole of a tree or structure, often creating a dramatic look. These circle-shaped lights also are great at illuminating walkways and driveways.

Post lights are another outdoor lighting option, and these are often used to light up long walkways and pathways so it's easier and safer to navigate dark areas at night.

Many homeowners consider a do-it-yourself approach when pondering a potential home renovation, and a landscape lighting project is likely to inspire such curiosity as well. The home experts at HGTV note that the fea-

sibility of DIY in regard to a landscape lighting project depends on the type of lighting homeowners want to install and where they want to install it. Replacing an existing electrical fixture may be well within the skill of a seasoned DIYer, but installing a new fixture is a job best left to the professionals. Homeowners whose homes currently have no or very little landscape lighting are almost certainly better off working with a professional.

Solar lighting that does not require any electrical work can be installed quickly and easily by anyone, but such options may not provide the look homeowners are aiming for.

The amount of lighting homeowners want to install is up to them. If the home currently has little or no landscape lighting, a consultation with a professional can help to determine how much lighting to install and where to install it. When discussing land-

scape lighting, homeowners may want to inquire about dimmers. Dimmers can increase or decrease lighting depending on the situation. For example, home-

owners may want a little extra light during a party, but less when relaxing alone outside at night. Dimmers allow homeowners to adjust as necessary.

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210 CROOKED CREEK RD., SCOTT DEPOT
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Stone Home Adjacent to Edgewood Country Club

WEDNESDAY, MAY 24TH @ 5PM
625 WOOD RD., CHARLESTON
 1.2+/- Acres (as assessed)
 3 Bedrooms, 2 Baths
 3,858+/- Sqft
 Built in 1950
 Call Tia Wolski (304) 777-3945



Two Saint Albans Homes

WEDNESDAY, MAY 24TH @ 6PM
1502 ADLER DR. & 39 EBBITTS LN., ST. ALBANS
 Two Homes for One Bid
 1502 Adler Dr.: 2 Bedroom, 1 Bath 1,280 +/- sqft
 39 Ebbitts Ln.: 3 Bedroom, 1 Bath 864+/- sqft
 Call Todd Short (681) 205-3044

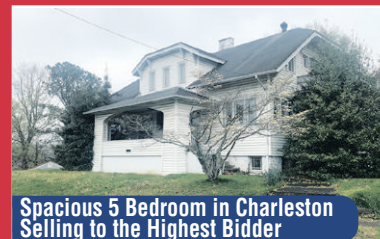


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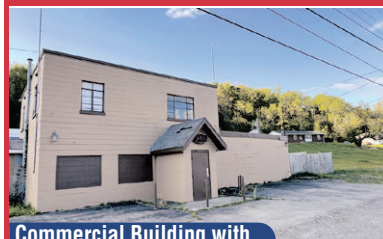
Spacious 5 Bedroom in Charleston Selling to the Highest Bidder

THURSDAY, MAY 25TH @ 5PM
859 CHESTER RD., CHARLESTON
 5 Bedroom, 2 Bath
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 2-Stall Detached Garage
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316 MARYLAND AVE. & 319 WYOMING ST., CHARLESTON
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 319 Wyoming St.-
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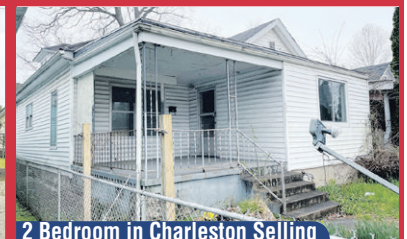
Move-in Ready 4 Bedroom Selling to the Highest Bidder

TUESDAY, JUNE 6TH @ 5PM
228 CROOKED CREEK RD., SCOTT DEPOT
 4 Bedrooms, 2 Bath. 1,704+/- Sqft
 0.55+/- Acres (as assessed)
 One Car Garage. House Built with 4x6's
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3 Bedroom with Garage on 1 Acre

WEDNESDAY, JUNE 7TH @ 5PM
131 HIGH ST., CHARLESTON
 Subject 1: 3 Bedroom, 1 Bath. 1,026+/- sqft.
 Subject 2: 22x18 Garage with Additional lot
 0.854+/- Acres (as assessed)
 Subject 3: Combination of 1 & 2
 Call Todd Short (681) 205-3044



2 Bedroom in Charleston Selling to the Highest Bidder

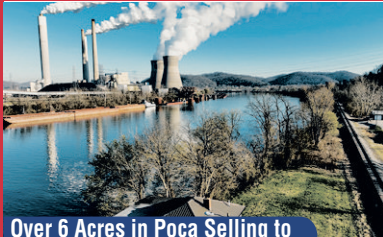
THURSDAY, JUNE 8TH @ 6PM
1522 DIXIE ST., CHARLESTON
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- Thu. May 25th – Charleston** – Professional Office Building in Downtown Charleston
- Wed. May 31st – Charleston** – 4 Bedroom Home with Detached Apartment
- Wed. May 31st – Eleanor** – 3 Bedroom in a Great Neighborhood Selling to the Highest Bidder
- Thu. June 1st – Hurricane** – Commercial Building with Apartment & Mobile Home
- Sat. June 3rd – Ripley** – HUGE Auction! 1969 Camaro SS, Automotive/Petroleum Signs & Collectibles, Pedal Cars, Antiques, Nostalgia, and More!
- Tue. June 6th – Scott Depot** – Move-in Ready 4 Bedroom Selling to the Highest Bidder
- Wed. June 7th – Charleston** – 3 Bedroom with Garage on 1 Acre
- Wed. June 7th – Mason** – Multi-Use Commercial Property on a Major Thoroughfare
- Thu. June 8th – Poca** – Over 6 Acres in Poca Selling to the Highest Bidders
- Wed. June 14th – Dunbar** – Turn-Key Professional Building in Westmoreland Office Park
- Wed. June 14th – Hamlin** – Two Homes with a Barn on Over 26 Acres
- Thu. June 15th – Huntington** – 3,786 sqft. Commercial Building in Huntington
- Thu. June 15th – Eleanor** – 4 Bedroom Log Home in Eleanor
- Tue. June 27th – Cross Lanes** – Move-in Ready 2 Bedroom Townhome

ONLINE ONLY

- Tue. May 23rd – Scott Depot** – 3 Bedroom House and Mobile Home Selling to the Highest Bidder
- Wed. May 24th – Saint Albans** – Two St. Albans Homes
- Wed. May 24th – Bob White** – 3 Bedroom on River Lot
- Wed. May 31st – Ironton, OH** – 2 Bedroom Selling to the Highest Bidder
- Wed. May 31st – Charleston** – '97 Ford Mustang, Blenko & Fenton Glass, Furniture, and More!
- Thu. June 1st – Charleston** – 3 Bedroom with Garage, Barn, & Shop
- Mon. June 5th – Handley** – 2 Bedroom Selling to the Highest Bidder
- Wed. June 7th – Saint Albans** – Charming 3 Bedroom in Saint Albans
- Thu. June 8th – Charleston** – 2 Bedroom in Charleston Selling to the Highest Bidder
- Mon. June 12th – Kanawha Co.** – 5 Kanawha County Properties
- Tue. June 13th – Belle** – 3 Bedroom Project Home in Belle
- Tue. June 13th – Saint Albans** – Griswold Cast Iron, Jewelry, Case XX Knives, Blenko & Other Art Glass, Sports Cards, and More!
- Wed. June 14th – Sissonville** – Improved Lot in a Beautiful Country Setting
- Thu. June 15th – Charleston** – Beautiful River Lot in Kanawha City
- Thu. June 16th – Parkersburg** – 2 Bedroom in Historic District of Parkersburg
- Mon. June 19th – Cross Lanes** – Day 1 of 2 Warehouse Liquidation: New & Used Items, Dishes, Cookware, Hardware, Mowers, Show Cases, and More!
- Tue. June 20th – Cross Lanes** – Day 2 of 2 Warehouse Liquidation: New & Used Items, Area Rugs, Toys, Art Glass, Furniture, and More!
- Tue. June 20th – Charleston** – 3 Bedroom Cottage Style Home
- Wed. June 21st – Charleston** – Project Home in Charleston Selling to the Highest Bidder

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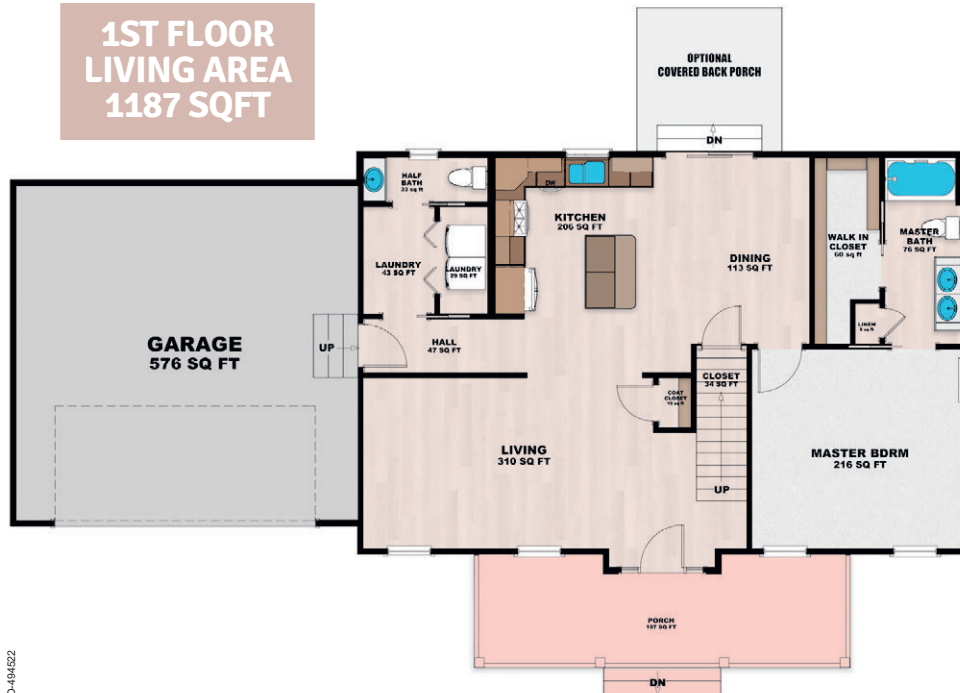
HOUSE OF THE WEEK

THE CLASSIC FARMHOUSE

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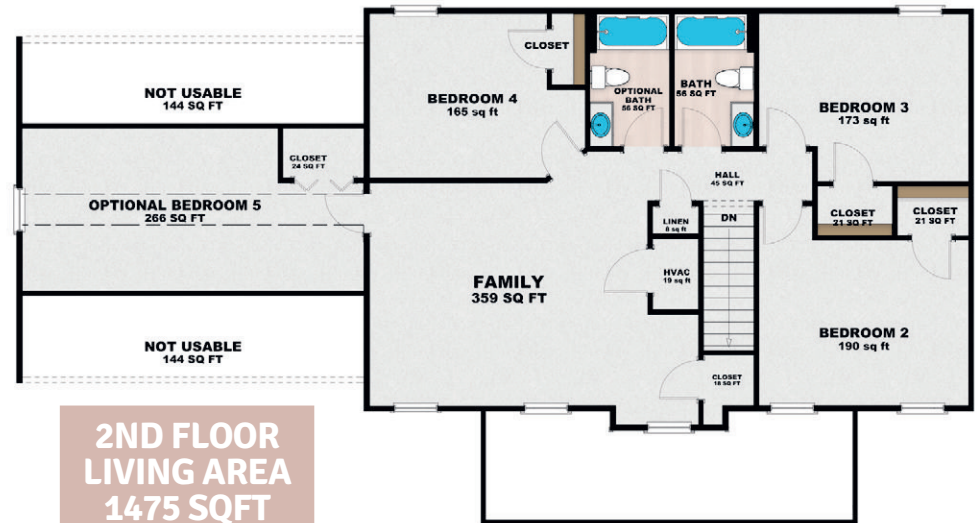
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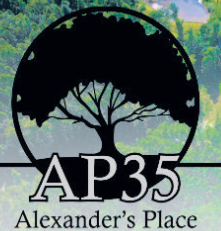
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IN THE BEAUTIFUL AP35!**

We can Build this home for you!

- Located off of Putnam Business Park Drive
- Just 1/2 mile off new Route 35
- Quick access to I-64, conveniently located between Charleston & Huntington!
- Flat lots! Home & Lot Packages starting in the mid \$300s.
- Great community with walking trails, mini-lakes, green areas, picnic shelters, & more!
- Winfield School District Area

Ask us about our AP35 Informational Packets at 304-546-5348

CHECK US OUT ON FACEBOOK OR VISIT DaveHobbaBuilder.com



Your "New Home Smile"