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SIOUXLAND HOMES

MAGAZINE

Siouxland Homes Magazine

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INSIDE!





HANDOUT/TNS

While Dillon sometimes likes to pick a theme for a grouping, the most important part of a collection is to have variety. This means different sizes, shapes, mediums, and subjects are all welcome in a grouping.

Creating the perfect GALLERY WA

KATIE LAUGHRIDGE **Tribune News Service**

No room is complete without art on the walls. Artwork is the cherry on top, the frosting on the cake, the accessories to the perfect outfit - it is the finishing touch that pushes your space from beautiful to stunning.

A few weeks ago I posted a photo that featured a lovely gallery wall display curated and hung by our very own talented art (and chandelier, and really anything that requires hanging) specialist, Dillon. Dillon has been with the shop for 23 years and has his art arrangements down to a science—so prefrom Palm Springs to Washington, D.C., and is always in creating your layout. high demand.

display, I knew I needed to Instead of going straight to corner him and get the in- the wall with hammer in side tricks and tips that he hand, we recommend a floor has collected over the years layout first. When Dillon has to share with you all.

art. When pulling pieces for in front of his chosen wall a gallery wall there are many ways to mix and match. While Dillon sometimes likes to pick a theme for a going to be the largest sized grouping, the most impor- or those with dark, bold tant part of a collection is frames and colors. By beto have variety. This means ginning with these pieces, different sizes, shapes, me-you can ensure that they are diums, and subjects are all spread evenly throughout welcome in a grouping. Hav-your display to create visual ing a diverse collection of anchors that draw the eye items makes for an interesting display that encourages too many of the heavy pieces the eye to explore. When together can create an uncise it seems like magic. He Dillon is finished pulling art balanced and lopsided dishas traveled from coast to for a display, he sorts them play. Add in medium sized coast on behalf of Nell Hill's, into piles based on size and pieces and fill in with the hanging art for customers frame color which makes smallest among your groupfor an organized way to start ing to complete your gallery.

the time (and space) he lays Step One: Grouping your out his pieces on the ground starting with the visually heaviest pieces.

from side to side. Grouping

The heaviest pieces are

This way, once you start them at the top and bottom smaller and lighter options. moving things around you of where he wants the piece have something to reference to be placed. That way he for spacing and placement. Step Three: Spacing and and can see where it will fall Measurement. First things on the wall.

first: Identify where you While your display is on work around it. Dillon then middle is identified, Dillon

knows how large the art is

The Post-It notes make for want the middle of your easy adjustments without display to fall on the wall marking up your walls (blue and mark it. The easiest way painter's tape works just as helpful in getting beginners to place an arrangement is well if you want to create to place the middle first and the entire frame). Once the Step Two: The Layout. the ground and you have it uses a Post-It note system places the visual anchors and This is why, when I started Once you pull the art with looking just right, mark the where he writes the dimen-larger pieces first to create the Agency, LLC receiving some questions which you are working, it's middle of the display and sions of the paintings on dimensions of his gallery wall Distributed by Tribune Conon how to create the perfect time to lay out your vision. take a picture on your phone. two Post-It notes and places and fills in the spaces with his tent Agency, LLC.

Et voila! You have a showstopping gallery wall of your very own!

While there are many other nuanced approaches to curating and hanging a gallery display, I hope that this simplified breakdown is comfortable with the art of hanging art.

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HANDOUT/TNS

The easiest way to place an arrangement is to place the middle first and work around it.

DEAR MONTY

Four options when the seller's agent refuses to present an offer

RICHARD MONTGOMERY Creators Syndicate Inc.

ear Monty: We made an offer on a home through our agent that is \$400k overpriced at \$1.3 million. Our agent researched the comparable sold homes in the area. They recently listed the house. They rejected the offer. Sixty days later, we tried again, removed several contingencies, and left the price as before. Their agent responded, telling our agent he was not presenting our offer because the seller was disgusted with our original offer. The seller's agent is not returning our agent's calls. We have learned that the seller never lived in the home and rented it out. We don't want to give up because the house is the best we have seen. What can we do to rekindle the negotiation?

Monty's Answer: The best

is to raise your offer, maybe considerably higher, to get their attention at this point. You may have to pay more than the house is worth if it is the best house you have seen. That could be why they are attempting to get more. Here is a Dear Monty article that describes home sellers' different motivations, which may be helpful, https://www.dearmonty.com/ different

Here are a few possibilities that may be occurring. Understanding them may help you devise a course of action.

-The agent may not be keeping up with the recent market changes. Changes in the real estate market are often slow to be noticed. Still, the market changes rapidly when interest rates rise from below 3% to over 6%.

way to rekindle the relationship —It is possible that the seller knows more about neighborhood values than the agents. I have seen many examples over the years where that has happened.

-The owner may have overpaid for the house or may have overspent on making improvements. If there is a large mortgage on the property, selling for less could mean the seller brings cash to the closing.

- -Sometimes, a personal relationship with the seller will influence an agent's judgment. The agent erred in not communicating the offer. Sellers often change their minds.
- -Either agent may have made a mistake in choosing comparable sales. Improper valuations are common in real estate because judging comparables

is subjective, and some agents parable sales you used to deare not very good at it. Most agents have minimal experience with appraisal requirements and appraisal theory.

OPTIONS TO CONSIDER

No. 1: Wait till after the first of the year. It may take more time for the seller to realize that the market is rejecting their offering. Their motive for selling will influence their decisions.

No. 2: Keep looking while you are waiting. A new property that you like even more may appear.

No. 3: Move on. You may be wasting your time and your en-

No. 4: Contact the seller directly. The property tax bill is mailed to the owner and may be a public record. If available, send the seller and the agent a conciliatory note and the comtermine your valuation. Direct contact with an already agitated owner is risky and could further damage your chances of reopening a dialogue.

Here is a Dear Monty article on value range pricing (VRP), https://www.dearmonty.com/ what-is-value-range-pricing/. One of VRP's benefits is educating the seller on value. It may have prevented the seller's displeasure had the agent told him he was above the value range.

Richard Montgomery is the author of "House Money: An Insider's Secrets to Saving Thousands When You Buy or Sell a Home." He advocates industry reform and offers readers unbiased real estate advice. Follow him on Twitter at @dearmonty, or at DearMonty.com.

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PLUMBER

Comfort options for a standard bath tub/shower

ED DEL GRANDE

Tribune News Service

uestion: Dear Ed: We're doing a basic remodel to our bathroom. Part of the remodel will be to replace our existing tub with a standard acrylic tub/shower unit. Even though this will not be a fancy whirlpool, can we get comfort options in a flow: This option can give standard tub?

- Tom, Ohio

Answer: Today's acrylic alcove tub/shower units are stylish and can offer extra comfort features. I've seen some clever options available. Here are a few of my favorites.

Slotted overflow opening in place of a circular over-



KOHLER/TNS

Todav's acrylic alcove tub/ shower units are stylish and can offer extra comfort features.

you two benefits. The thin slotted overflow opening allows for a higher water level for a deep-soak feeling, plus a lower step-over for easier tub entry.

Lumbar support: This allows you to lie down and relax against a comfortable sloped backrest.

Textured bath tub bot-

tom surfaces: Built-in textured bottom surfaces are comfortable and easy to keep clean.

Bonus tip: If you really want to go all out, I recommend adding a trendy sliding glass shower door to give your standard tub/shower unit a nice, clean look.

(Master Contractor/ Plumber Ed Del Grande is known internationally as the author of the book "Ed Del Grande's House Call," the host of TV and Internet shows, and a LEED green associate. Visit eddelgrande. com or write eadelg@ cs.com. Always consult local contractors and codes.)

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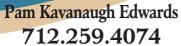


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JAMES DULLEY

Quiet acoustic tiles are easy to install

JAMES DULLEY

Creators Syndicate Inc.

ear James: It gets too noisy in the kids' playroom. Are acoustic ceiling tiles difare there attractive ones made for home use? -Michelle Y.

deadening characteristics acoustic ceiling tiles from the truth. Installing acoustic tiles in a relatively simple, room is just a weekend pend primarily on the denproject.

various styles, textures istics. If you look closely, and colors of residen- the surface of tiles with a tial acoustic ceiling tiles noise reduction coefficient pattern, pay attention to available. Although you of about 50% is a mass of are probably most familiar with the traditional white grid supports, they are and others are not. Paralso available in attractive ticularly if you have a fire-

and it can easily be a oneperson job. You should be you with this. able to do a typical room, detail.

reduces loud reverberating spray paint. sounds and can help block ciate this at night.

to speakers, game controls eled design provides a more to the television, etc. It contemporary appearance. even simplifies the instal- The notched ones tend lation of additional ceiling to hide the support grids lighting if necessary. Light ficult to install myself, and fixtures are specifically designed to fit the common in running wires above grid patterns.

Dear Michelle: Most variations among differpeople like the sound- ent types and brands of you either staple to furring of acoustic tiles, but then sound-deadening, washthey think they must look ability, color, styles, etc... like those big, ugly tiles in Read the product packaging a school, supermarket, etc. carefully. Some so-called Nothing could be further acoustic ceiling tiles barely deaden noise at all.

Sound-deadening propmedium-sized erties of acoustic tiles desity and weight of the tile you like. Vary the types There are at least 50 and the surface charactertiny holes.

Some tiles are washable, woodgrain, black and brass. place in your family room, I have installed many I recommend a washable is not enough clearance, suspended tile ceilings, tile. The salesperson at the you will not have room to ceiling tile outlet can help

start to finish, in about The only method to renew one day. The only particu- the appearance of old nonlar skill it requires is good washable tiles is to paint planning and attention to them. In order to maintain the acoustic properties, A suspended acoustic the tiny surface holes must tile ceiling is an excellent not be clogged with paint. choice for your playroom. If you paint tiles, use two First and most obvious, it or three very light coats of

Your next decision is to sound transmission to ad- select the edge treatment 45244, or visit www.dulley. jacent rooms. You'll appre- of your tiles. Most acoustic com. tiles are available in three Also, suspended ceilings edge profiles: square, bev- ATORS.COM

make it easy to run wiring eled and notched. The bevsomewhat.

If you are not interested the ceiling or additional There are significant lighting, consider installing interlocking tiles that strips or glue directly to the ceiling.

> Before you glue them to the ceiling, make sure this is what you want because it is no easy task to remove them and restore the ceiling. With a suspended ceiling, you can change the tiles whenever and patterns of tiles for a unique decor.

> When you install the grid the manufacturer's recommendations for the clearance of the dropped ceiling from the old ceiling. Do not try to gain a little extra overall room height. If there get the tiles in place.

If your room is slightly Just a note about old tiles. out of square (and whose isn't?), snap a chalk line down the center of the room splitting the difference. This leaves a similarsized tile border on each side of the room and makes the out-of-squareness less apparent.

> Send your questions to Here's How, 6906 Royalgreen Dr., Cincinnati, Ohio,

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Paint a room to be colorful or full of color?

JOSEPH PUBILLONES

Creators Syndicate Inc.

So often during the summer months or during holidays, we take vacations to visit family or to faraway places to get a bit of respite from work, school or from life in general.

On any outing, you might visit a restaurant, a hotel lobby, museum or historic home that inspires you and gives you the desire to redecorate or to paint the walls of your home. Now the question is what color. And once you have decided on a color palette, the other dilemma is whether you want your home to be colorful or full of color. These are two distinct approaches on how to integrate color into your home.

One approach is to paint each room of your home a different color. This will give you rooms that are distinct in their flavor and that can each be decorated in their own style in accordance to the color palette chosen. This will result in a home full of color. The colors can either contrast or complement each other from room to room as the homeowners desire.

Some prefer an obvious transition from room to room including drastic color changes that some may consider shocking, like a yellow room next to a glowing fuchsia room next to an apple green room. It takes some confidence and real knowledge of colors and decorating to pull this off. Of course, the latter is an extreme example to demonstrate a point, but the same holds true for more subdued combinations — say, a pale sage room next to a rose pink room followed by a baby blue room. Whether you contrast or complement colors, the transitions from room to room allow each one to read as individual and unique in style. Historical homes and estates have used this bold color preference for centuries, mainly in formal rooms

Another approach with regard to color is the sprinkling of colors in small bits. Regardless of whether your walls and backdrop are safe and tempered neutrals or more strident colors, you can always use this approach, as it is relies on colors extrapolated from your works of art, accessories and other items such as your case goods or hard furnishings. This method of using color is most versatile, as it allows you to change the focused color over time.

This second approach is for those who may be hesitant to commit to a bold color but like color enough to weave it in through different rooms. For those who rent an apartment or home, this may be the best way to decorate with a favorite color without the permanence of the color being on the walls.

So, as you may see, there is a difference between a home full of color and a colorful home. Not everyone may like an orange room like I do, but there is always room for touches of the color here and there. Color is an exciting way to express your personality. Let yours shine through like the notes of a trombone or as light as the plucking of a violin's string.

Joseph Pubillones is the owner of Joseph Pubillones Interiors, an award-winning interior design firm based in Palm Beach, Florida. His website is www.josephpubillones.com.

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AS ANGI

Should I hire a handyperson or specialist?

PAUL F. P. POGUE Ask Angi

rerything from that squeaky door to the leaky faucet has been getting on your nerves, and you've decided it's time to take care of them all at once. Hiring a handyperson service is an excellent way to cross everything off this to-do list in a hurry.

However, even if you've got a reliable handyperson on speed-dial, you might not be sure if you should hire them or a licensed trade specialist for the work. How can you tell the difference?

First up, go ahead and ask your handyperson if they're capable of handling it. An honest pro should be able to give a clear answer. You can also research local regulations and find out oversee.

Here are ty usually hire a take care of:

Replacing components

what needs a license. Many cities have their licensing requirements online or staff who will be happy to answer specific questions.

Licensing requirements vary significantly by state, but generally speaking, small jobs like fixing leaky faucets or replacing a light switch don't require a license. However, anything that gets into the guts of the pipes or wiring is likely to need a license.

Large jobs that involve multiple workers and/or significant investment, such as a remodel or addition, usually require a licensed general contractor to oversee.

Here are typical jobs you can usually hire a handyperson to take care of:

■ Replacing small electrical components, such as thermo-

stats, light switches and outlets

- Repairing drywall
- Fixing leaks
- Hanging shelving
- Hanging doors
- Repairing woodwork
- Replacing window glass
- Wiring home theater com-

ponents

Here are some examples of jobs that commonly require a licensed specialist:

- Adding a stairway
- Installing a new roof
- Installing a fireplace or wood stove
- Building a raised deck
- Installing or replacing certain plumbing fixtures such as water heaters
- Major remodeling
- Putting in new windows
- Building a retaining wall to block soil or erosion

■ Any work requiring the repair or modification of the existing electrical, plumbing or gas systems

A few additional tips:

Some handy services do carry specialty licensing or have particular trades on staff, so don't hesitate to ask if they have a plumber or electrician available for licensed work!

Whether you hire a handy service or specialty contractor, make sure they carry liability insurance and acquire whatever permits are required for the job.

Most handy service companies charge by the hour, and often their jobs take much less time than that. To get the most out of your handyperson's time, prepare a list in advance of all the small jobs you'd like them to cover in one visit. The

person you hire to fix some drywall and mount a TV might also be able to repair a leak or hang a light fixture while they're already at your house. They'll get more done for you and will appreciate your respect for their time.

Make sure you know ahead of time who'll be responsible for supplying materials. If you have specific materials you'd like to be used for your project, you'll save time by purchasing them in advance and not have to be charged for the handyperson's time to pick them up.

Tweet your home care questions with #AskAngi and we'll try to answer them in a future column.

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DREAMSTIME/TNS

Some jobs, such as shelf installations, usually don't require a trade license to complete. Make sure you know your local regulations before hiring.

DESIGN RECIPES



MAKE A SPLASH W **CITRUS COLORS**

CATHY HOBBS

Tribune News Service

as well as orange. So-called and energy to nearly any space. Often, they will spaces. Not sure how to introduce citrus colors into your home? Here are some colors with deep undertones matic color scheme.

top tips.

1. Use yellow and yellow-There's lemon and lime based tones in spaces that receive little to no light. colors such as pillows, citrus colors can add warmth These colors can help mimic throws and accessories. sunshine.

help instantly brighten and the same space. Lemon and want to create a sense of lighten, and can even help lime for example can be a warmth and coziness. to mimic sunshine in dark fresh, clean color combination.

such as black and charcoal to create an element of luxury.

4. Use citrus as accent

5. Consider using citrus 2. Do mix citrus colors in colors in spaces where you

6. Use tints, tones and shades of citrus if looking 3. Pair citrus colors with to create a more monochro-



SCOTT GABRIEL MORRIS/HANDOUT/TNS

Orange throws placed at the foot of the bed add an unexpected pop of citrus to this children's space.

7. Use pops of citrus colors to add energy and interest to gether in spaces where you neutral spaces.

unexpected ways such as bedroom or family-friendly artwork and textiles.

9. Blend citrus colors towant to create a sense of 8. Bring citrus colors in whimsy such as a children's space.

10. Don't be afraid to incorporate citrus colors in various parts of your home from kid spaces to living rooms.

(Cathy Hobbs, based in New York City, is an Emmy Award-winning television host and a nationally known interior design and home staging expert with offices in New York City, Boston and Washington, D.C. Contact her at info@cathyhobbs. com or visit her website at cathyhobbs.com.)

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Methods for saving plants over the winter

Creators Syndicate Inc.

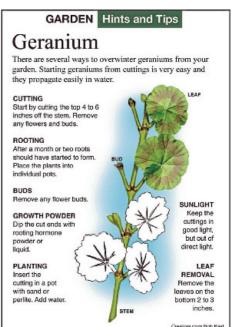
uestion: My geraniums grew really well this summer and I have some pretty ones that I want to keep for next year. How do I go about doing this? I heard that they can be dug up and hung upside down for the winter.

Answer: There are several kinds of geraniums, including some that are perennials that survive without coming indoors, but I assume you mean the Zonal Geranium that has a slightly two-toned leaf and a big cluster of flowers on the end of a stalk. These plants grow in a dry and warm Mediterranean climate. They can't survive being frozen, but they can survive months of dry, cool weather without much water.

You can use any of the following methods to save geraniums and other potted plants for next spring. In their natural habitat, there is no one running around pulling them out of the ground and hanging them upside-down for the dormant season, but if you want to do that, you can. If they are planted in the ground, dig them up before they get a frost and shake the soil off the roots. Hang them in a dry location where the temperature will remain in the 40s or low 50s. It might be necessary to soak the roots for an hour or so once a month to prevent them from completely drying and dying. All the leaves will die, but the stem should remain plump and not shriveled up. Next March, repot them and cut off any dead stems. If the stems are too long, go ahead and cut them back in the spring.

If you have a sunny window or a greenhouse, geraniums can be left in the pot and grown all winter long as a houseplant. They do prefer more than 10 hours of daylight each day, and 12 is even better. In areas with short days during winter, you may need to supplement with grow lights to get them to bloom. Or you can just let them slow down their growth and go partially dormant for the winter. Be careful to not overwater them. They are succulents that don't need a lot of water.

If you don't have a place to grow the geranium as a houseplant, just bring it indoors and don't water it. Store it in the same location as you would the uprooted plants, in dry, cool conditions. Check on them occasionally and add a little water to the soil now and then to keep them barely alive. Next greenerview.com. spring, cut the dead stuff off and begin watering and place them in a sunny window.



Another method involves more work but can get you more plants. Cut the top four to six inches off each branch. Discard any flower stalks, even if they are just buds. Take off all the leaves on the bottom two or three inches of the stem. Dip the cutting into rooting hormone powder or liquid, available from garden centers. Place the stem in sand or perlite and add water. A whole tray of them can be made from recycled plastic containers. Put them in a sunny window, but not in the sun, or under a fluorescent light.

It will take a month or two for them to begin rooting. Then they can be potted up, or you can wait until spring. Be sure to keep them watered. A little diluted fertilizer can be used after they are rooted. The bottom half of the plant that the cuttings came from can be saved as in the other methods, or it can be thrown out.

Some other potted plants from the garden can be saved in the same ways. The common dracaena spike plant that is used in the center of a pot can be saved using all the geranium methods. Large angel wing or dragon wing begonias, Boston fern, ivy, croton, dieffenbachia and other houseplants that were in containers during the summer can be used as houseplants during the winter.

Email questions to Jeff Rugg at info@

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