



Home Improvement | Decor
Real Estate | Construction

Spring
2026

Photo courtesy of Broker Pam Zielinski
of Berkshire Hathaway Home Services
Northwest Real Estate - Netarts Branch

Real Estate Trends | pg 3

Tillamook Beekeepers Assoc. | pg 5

Lawn Care with Bros. & Hoes | pg 8

TR Russel Photography, pg 6

Willamette Valley Patio Covers, pg 7

This beehive will be raffled off by the Tillamook Beekeepers Assoc. at the Headlight Herald Home and Garden Show, see pg 5

Tillamook
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Benefits of a HELOC

By TLC, a Division of
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HELOC OVERVIEW

If you have equity in your home (what it's worth minus what you owe), you may be able to use it to cover major expenses like home renovations, college tuition, or consolidating high-interest debt. One common way to access that equity is through a Home Equity Line of Credit (HELOC).

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amount borrowed.

After the draw period ends, you enter the repayment period. Your credit line closes, and you begin paying back principal plus interest. Monthly payments are typically higher during this phase, so it's important to plan ahead.

Most HELOCs have a variable interest rate, meaning your rate and payment can change over time based on market conditions.

Because a HELOC is secured by your home, missing payments could put your home at risk. Also, HELOC payments are in addi-

tion to your mortgage and do not replace your existing home loan.

BEFORE YOU APPLY

Shop around to compare rates, fees, and terms. Check your credit score before applying, since a stronger score may help you qualify for better rates. If your score needs improvement, reducing debt or increasing home equity can help boost your score and improve your chances with lenders.

If you have sufficient home equity, a HELOC can be a flexible way to access funds and manage large expenses.

Real Estate Trends

Cannon Beach real estate market improves to start year

By Will Chappell

After a difficult 2025 that saw a 39% drop in sales from 2024, the Cannon Beach and south Clatsop County real estate market has seen a slight uptick in sales, with nine completed or pending, since the turn of the year.

Michael Henderson, managing principal broker at Duane Johnson, said that he believed the activity came in response to figures released by the county assessor's office in November that showed a decrease in property values in the area for the first time in more than a decade.

"I think that people have been sitting on the fence throughout 2025 that were

uncertain and when they saw the county assessor's office published properties depreciating, it triggered them," Henderson said. "That's literally the story I got across the board from a lot of the people we were working with is I had money, I needed to put it somewhere, I wanted to diversify, I feel like we're at the bottom of the market."

Following a streak of hot years beginning during the Coronavirus pandemic, the south Clatsop County real estate market saw just shy of \$200 million in transactions in 2024, before a sharp decline in 2025 with just \$122 million in sales in the area.

Henderson attributed the drop to uncertainty that was ushered in by the change in presidential administra-

tions, saying that regardless of political beliefs, the shifting policies had given buyers in the market for luxury second homes pause. "Buyers were very uncertain and I think that was reflective of the economy and just the political state with the government shutdown, the tariffs, all the things," Henderson said.

The year's toughness was confirmed in November, when the assessor's office released updated real market values for properties showing that for the first time in a decade almost all properties in the area had stagnated or decreased in value, unless they had seen improvements.

However, that official confirmation seemed to catalyze the moribund mar-

ket, though largely in two specific segments—the market's low and high ends—according to Henderson. Of the nine sales completed or pending in the new year, seven have had a price of under \$800,000, with the other two transacting for north of \$1.8 million.

Henderson explained that in both instances, buyers seemed to be wanting to get into the market at the perceived bottom before conditions improve. "There are cash buyers and finance buyers that are trying to get into the Cannon Beach, Arch Cape, Falcon Cove, Cove Beach market before the next upcycle," Henderson said.

Cash buyers are largely gravitating towards the high

end of the market, Henderson explained, as they seek out homes with certain attributes—ample daylight, views, recent construction—that push values up. Buyers taking advantage of finance, on the other hand, are buying homes that need work or may be demolished to make way for a new build, ending up at the other end of the price spectrum.

That leaves sellers with homes priced in between the two price points in a difficult position, Henderson said, as down payments and interest rates for homes above \$800,000 become unappetizing and cash buyers are generally looking for something with more attributes.

As interest rates look

poised to remain high through most of the year, Henderson said that he expects this squeeze to continue, and counseled prospective sellers of those homes to be as proactive as possible in listing the home. Henderson recommended hiring an experienced stager, focusing on marketing materials, making sure to have an accurate price and completing an inspection of the property to identify and address any potential issues that could pop up during escrow and derail a sale.

"So, the advice is for people to do everything they can if they're listing to make it as seamless as possible and quick for sale as possible," Henderson said.

Tillamook real estate market improves

By Will Chappell

After several slow months through the late summer and fall last year, Tillamook's real estate market saw an increased level of activity in December and January, with average days on the market falling significantly.

Berkshire Hathaway Home Services Principal Broker Pam Zielinski said that she believed the uptick in activity was due to buyers recognizing that prices have stabilized at a new normal.

"I'm feeling positive about it, it seems like it turned a little corner," Zielinski said of the market. "I think people, even though interest rates haven't gone down significantly, people are adjusting to it, getting familiar with it and realizing that maybe now is the time to buy

because maybe prices aren't going to go down because it's been relatively flat."

After a slow several months from August through November, Zielinski said that home sales in Tillamook increased in December, with 31 properties transacting across the county for an average price of \$540,000. Zielinski said that uptick in activity had continued into January, though at the time of her interview with the Headlight Herald, finalized numbers for the month were not yet available.

Zielinski said that she felt the increase had occurred for two primary reasons. First, after a large surge in property values during the Coronavirus pandemic, average home sale prices have remained relatively stable across the county for



Photo courtesy of Broker Pam Zielinski of Berkshire Hathaway Home Services Northwest Real Estate - Netarts Branch

the last three years, with the three-year average sale price at \$595,000 and the 2025 average at \$588,000. Second, sellers have begun pricing their properties less optimistically and closer to final sales prices, which has also led to a decrease in available inventory from 8.9

months in January 2025 to 5.4 months in December.

"Everybody I talk to talks about how all the prices have gone down but it's really, mostly, average-price-wise, been pretty flat here for the last three years," Zielinski said. "So even though people's listing prices keep

going down, when you look at the actual sales, a lot of houses were sitting on the market longer and closing at a lower number."

Cash buyers remain a major factor in the market, Zielinski said, as those with capital have been waiting for the market to stabilize before swooping in to make purchases, while those relying on financing continue to struggle to afford the new normal prices at persistently high interest rates. "There's really a lot of cash flying around, people making cash offers," Zielinski said, "because I really think the market in the last two or three years has hurt the first-time home buyer or the middle-income buyer more than people who have money and can afford to wheel and deal. And so, I think they've really waited for a long time

and have been sort of waiting for the market to flatten out and then they pounce. That's my instinct"

Zielinski said that she has also seen an increasing trend of buyers asking sellers to pay their agents' commissions and closing costs, but that those considerations were usually accounted for in sale prices and ended up as a wash for sellers.

The ability to use a property as a short-term rental remains a prime concern for buyers in beach communities, Zielinski said, and properties with unique features are in high demand. "It seems to me like what is selling, whether it's inland or whether it's along the coast, are things that have character, distinction, stand out from other properties," Zielinski said.



Spring Is the Season to Refresh Your Home

As the days get longer and the weather turns warmer, it's the perfect time to give your home the attention it deserves. Whether you're preparing to sell or simply want to fall in love with your home all over again, Gage Contractors is ready to help you transform your exterior with expert siding or custom deck builds.



New siding does more than improve curb appeal — it protects your investment. Updated siding can enhance energy efficiency, guard against harsh coastal weather, and instantly modernize the look of your home. If your exterior is faded, cracked, or simply outdated, spring is the ideal time for an upgrade that makes your property stand out in the neighborhood — or in the real estate market.

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An important message about bees from Tillamook Beekeepers Association

By Brad York

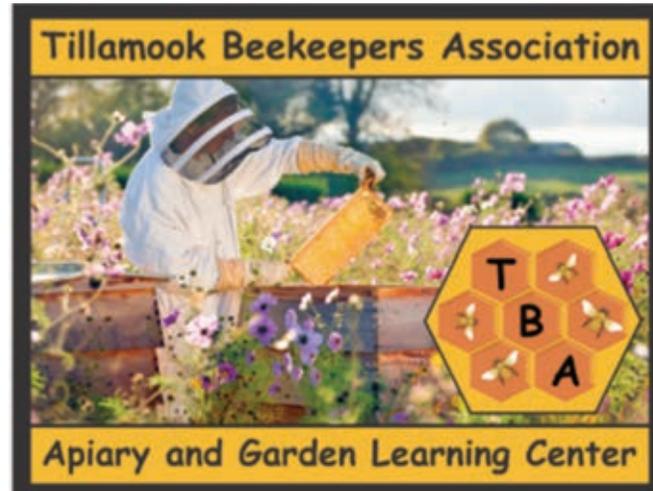
Last year, beekeepers across the country suffered the worst loss in recorded history. An estimated 1.7 million colonies of bees died in the first few weeks of 2025. In Tillamook, we lost 60% of our hives. Industry experts including our own OSU Bee Laboratory, Project Apis m., the



American Beekeeping Federation, the American Honey Producers Association, apiculture extension programs, and beekeepers came together for the rapid collection of real-time information, launching emergency surveys to document the scale and distribution of the losses.

The conclusion indicates the 4 P's are the cause. Pesticides, Parasites, Pathogens, and Poor Nutrition.

Pesticides: Beekeepers continue to walk a tightrope: participating in an agricultural system that depends on pest control, while needing safe forage and access to pasture outside these systems to maintain healthy



bees. Pollinator exposure to pesticides remains a critical problem. Please do not spray when flowers are in bloom, if at all.

Parasites: The Varroa Destructor Mite remains the highest ranked threat. As beekeepers, we are doing everything we can to deal with this threat. Integrated pest management with several available resources is our constant battle cry.



Resistance to some of the treatments is now emerging, and we seek to add options to decrease reliance on the treatments we have used successfully for several years.



Pathogens: Viruses vectored by these mites are key players in 2025's mystery losses. Unfortunately, looking at sick hives is often too little and too late to understand the complete picture of what went wrong to improve the outcomes. Much more research is needed.

Poor Nutrition: Bees survive on the nectar and pollen from flowers, and simply put there is a tremendous lack of pollinator-friendly

flowers nationwide, even here in Tillamook. We cannot emphasize the problem enough. Green grass lawns are a wasteland for honey bees, consider planting more bee-friendly flowering shrubs and less grass. The Tillamook Beekeepers Apiary and Garden Learning Center is our working laboratory and demonstration garden for bee friendly flowers, annuals, perennials, shrubs, trees, and herbs. Our website at www.tillamook-beekeepers.org is also a resource to discover plants that you can grow in your own yards to help bees find the nutrition they need to survive.



WELCOME HOME SPRING 2026

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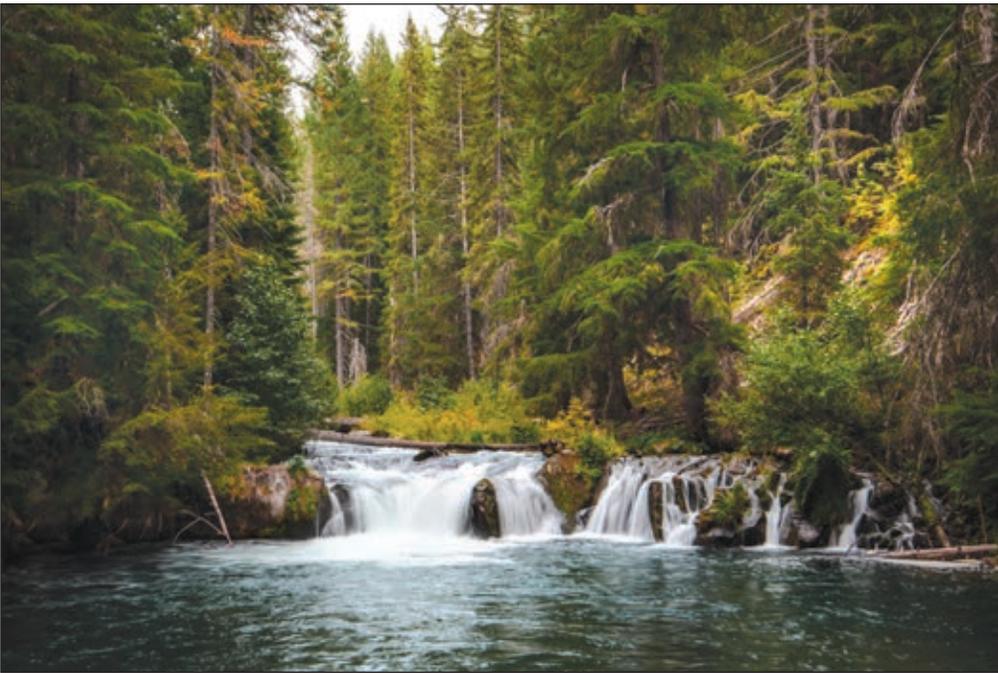
Visit us at the Home and Garden Show and learn more about what we are doing. Get more involved, volunteer to help us at our Garden Learning Center, or just support our ongoing efforts.

This year's raffle hive follows the theme of America's 250th Anniversary. Tickets are on sale at our website for \$5 each or five for \$20. The funds raised from the sale of these tickets go towards our ongoing efforts to help save the honey bee in Tillamook. The hive will be raffled off on Sunday of the Home and Garden Show.

Again, we will have a live bee observation hive, crafts, and a myriad of information for children and adults alike. Saving the honey bee is our goal and we want to inform the public as much as possible with ways everyone can implement.



TR Russell Photography Returns to Home & Garden Show with New Art Offerings



Falling Waters from this year's collection by TR Russell

Nature lovers and art collectors—TR Russell Photography is returning to the Tillamook Headlight

Herald Home & Garden Show this year. Oregon fine art photographer TR Russell invites you once again to

experience the wild beauty of the Pacific Northwest through vivid, nature-inspired artwork.



Great Horned Owl by TR Russell

A 2024 finalist for Bird Photographer of the Year, TR Russell brings a unique eye for detail and wild elegance to every frame—especially his imagery of birds of prey, which will be featured on both greeting cards and fine art prints.

New this year: individual greeting cards and themed card sets featuring TR Russell's stunning wildlife, landscape, and floral imagery. Whether you're sending a thoughtful note or gifting a boxed set, these cards are a simple and beautiful way to share the wonder of the outdoors with someone you love.

Also debuting this year are large-format canvas and metal prints that bring immersive views of forests, coastlines, and mountain vistas into your living or workspace. Each piece is available in a variety of sizes and is backed by a Fade-Free Lifetime Guarantee, ensuring your art remains as vibrant as the day it was printed.

Visit the TR Russell Photography booth to explore the full collection. Whether you're discovering his work for the first time or returning as a collector, you'll find new releases alongside enduring favorites that capture the spirit of the Pacific Northwest—perfect for home décor or meaningful gifts.

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Willamette Valley Patio Covers comes to Home & Garden Show

Preparations for the annual Tillamook Headlight Herald Home & Garden Show are underway. The event is held the weekend of April 25 and 26 this year at Tillamook County Fairgrounds. Visitors to the show this year will have the opportunity to meet and chat with a variety of home improvement specialists including our new vendor Willamette Valley Patio Covers.

Willamette Valley Patio Covers is a family-owned Oregon business specializing in custom Acrylite patio cover systems designed to extend outdoor living year-round. Based in the Salem area, they serve homeowners throughout the Willamette Valley and along the Oregon Coast with high-quality craftsmanship and a personalized, hands-on approach. In 2025, they were honored as Bronze Winners of Best of the Willamette Valley, backed by a strong 5-star reputation that reflects their commitment to quality, durability, and customer satisfaction.

Willamette Valley Patio Covers specializes in Acrylite patio covers that



are engineered to withstand everything Oregon weather can throw at them — from coastal wind and rain to sun exposure and seasonal changes — while still allowing natural light into outdoor spaces. As one of the few patio cover companies willing to serve coastal communities, they are excited to meet local residents and businesses here in the Tillamook area. They urge the public to stop

by their booth at the home and garden show to learn more about the possibility of custom designs, see examples of their work, and to

discuss ideas related to how they can create patio covers built specifically for homes and businesses within this unique environment.



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On Lawn Care

A guide to preparing yards for warmer weather

By **Pierce Baugh V**

Brothers Josh and Clint Venti's girlfriends hated the name. Still, about 25 years ago, a lawn care business born out of the brothers' desire for extra beer money took root: Bros & Hoes.

What began as a side gig has since grown into a full-scale operation, with 23 employees maintaining lawns along the Oregon Coast and beyond, including longtime customers who now live in Portland.

If homeowners want their yards ready for spring, Josh Venti said, the most important thing is timing — and many people wait too long.

"Get on it now," Venti said. "It's almost the middle of February, and people aren't really thinking about their yards yet. But you can typically get a landscaper set up this time of year to be there in the spring."

Venti, whose landscaping company is based on the Oregon Coast, said homeowners who wait until May or June often find themselves far down a contractor's schedule.

"If you're first calling in the middle of May or June, when everybody is thinking about their yards, now you're months back on their list," he said. "If you have a project, get ahead

of it. Be proactive instead of reactive."

Planning early, he said, allows homeowners to take care of basic maintenance and discuss larger projects before crews are fully booked.

Not all coastal lawns are the same

Part of what makes lawn care challenging on the coast is that many homeowners are not aiming for the same result.

"What we have mostly here is what I call a coastal lawn," Venti said.

A coastal lawn typically browns out during the summer, allows weeds such as dandelion and crabgrass, and does not require intensive upkeep. Venti estimated that most of his clients are satisfied with that lower-maintenance approach.

For homeowners who want a more traditional lawn — green, soft and consistently maintained — attention to detail becomes more important.

Mowing height and fertilizer matter

One of the most common mistakes Venti sees is mowing grass too short. He recommends keeping grass between 2½ and 3 inches tall for common coastal mixes such as

bluegrass, fescue and rye.

Cutting grass too low stresses the plant, limits photosynthesis and weakens shallow root systems common in coastal soils, he said.

Fertilizer is another area where homeowners often overdo it.

"Some people over-fertilize their yards, making it so they just grow like mad," Venti said. While the lawn may look greener, he said, that does not always mean it is healthier.

As a general guideline, Venti recommends two to three fertilizer applications per year. More than that can overfeed the lawn, while fewer applications may not replace nutrients lost in well-drained coastal soils.

Aeration, dethatching and weed control

For homeowners trying to maintain a traditional lawn, Venti said aeration and dethatching can make a significant long-term difference.

"If you wait five years and then thatch a lawn, it's a mess," he said. "But if you do it annually or every other year, there's a lot less cleanup."

Weeds, however, are unavoidable — especially in a coastal rainforest climate.

"If somebody says they

want a low-maintenance, beautiful landscape, one of the last things I encourage them to install is a lawn," Venti said.

Healthier lawns tend to suppress weeds, but even well-maintained lawns require ongoing attention. Chemical treatments are the most common approach, Venti said, targeting broadleaf weeds, crabgrass and moss, which is common on the coast.

For homeowners who want to avoid herbicides, the alternative is more labor-intensive.

"My number one recommendation would be to get out there on your hands and knees and pull the weeds," Venti said. "The more often you're on it, the less maintenance there's going to be."

Gardens depend on microclimate

Lawns are only part of spring preparation. What homeowners can successfully plant depends largely on exposure.

Nathan Gallie, a nursery professional who previously worked for Blake's Coastal Nursery Inc. in Gleneden Beach, said coastal gardening success comes down to microclimate.

"It depends a lot on their unique microclimate," Gallie said.

A yard directly on the beach, one across the street from the ocean and one a few blocks inland may all experience different wind and salt exposure, leading to different planting options.

"Depending on where you are, it's a totally different menu of options," Gallie said.

For most homeowners, Gallie recommends starting with native plants adapted to coastal conditions.

"Native stuff works great — the stuff that already grows well here is a great starting place," he said.

Plants such as evergreen huckleberry, Pacific wax myrtle, salal, salmonberry, grape and elderberry tend to perform well, though Gallie noted that some native shrubs can grow large and may not fit every yard.

Wildlife-friendly and unexpected options

Many coastal plants provide benefits beyond durability. Red flowering currant, Gallie said, is one of the earliest bloomers and attracts birds. Strawberry trees offer bell-shaped flowers, edible fruit and year-round forage for hummingbirds.

For homes close to the ocean, Gallie recom-

mended shore pine as one of the few trees that tolerates salt and wind. A short distance inland, options expand to include bigleaf maples, which he said offer strong fall color and require less care than Japanese maples.

Despite the coast's reputation for being difficult for gardeners, Gallie said sheltered areas can support unexpected plants — including food.

"If somebody's got a little protected pocket, you could grow all kinds of cool stuff," he said.

He has seen homeowners a few blocks off the beach successfully grow blueberries, grapes, raspberries, figs and leafy greens such as spinach and lettuce, particularly when using raised beds.

Plan early and seek local expertise

Both Venti and Gallie emphasized the value of early planning and local knowledge.

Whether homeowners prefer a low-maintenance coastal lawn or a traditional green one, success depends on realistic expectations, consistent care and understanding the challenges unique to the coast.

"Get some things talked about with your local landscaper," Venti said. "It makes a difference."



How to prepare soil for spring planting



Spring is a season of rejuvenation, and perhaps nowhere is that rebirth more noticeable than in the yard. Each spring, grass begins to grow again as inviting landscapes beckon people outdoors.

Extra sunlight and rising temperatures make spring a great time to plant flowers, grasses and trees. To ensure successful planting, homeowners must take steps to prepare the soil. Healthy soil can provide the ideal conditions for roots to take hold, helping plants establish themselves before potentially harsh summer conditions arrive. Preparing soil might seem like an extensive job, but a simple approach may be all that's necessary to create conditions that promote plant

growth this spring.

- Clean up the previous months' mess. Whether homeowners live in regions marked by year-round warmth or places where winter typically features heavy snowfall, it's a good idea to clean up an area prior to spring planting. Fallen leaves, rocks, grass clippings, and other debris can contribute to compacted soil that makes it hard for plants to establish strong, healthy root systems. Clear away any debris prior to planting before taking the next step in your soil preparation routine.

- Loosen the soil. Once debris has been cleared away, loosen the soil. Depending on the size of the area where you'll be planting, you may need to invest

in tools like a shovel, spade, spading fork, and/or a lawn edger. If you're planting in a small area, such as a deck planter box that still has soil from last year's planting inside it, you can either clean the box and replace the soil entirely or dig around with a handheld trowel, cultivator and/or weeder. It's important to loosen all of the soil around where you will ultimately plant prior to planting to ensure water can reach the roots and help them establish themselves once planting is completed.

- Test and, if necessary, amend the soil. A simple pH test can help determine the acidity or alkalinity of the soil. This is an important step as soil that is too acidic or alkaline can decrease the

availability of nutrients the plants will need to thrive. In addition to conducting a pH test, which can be purchased at little cost at a local home improvement store, homeowners can contact their local Cooperative Extension Service to test their soil quality. These tests will reveal soil pH, but also can shed light on the texture of the soil and other components. Once the test is conducted, the local Coop Extension Service may recommend amendments to improve the nutritional quality of the soil so new plants can thrive.

Soil conditions go a long way toward determining if new plants will thrive. Preparing the soil prior to spring planting can ensure a successful season.

Tips to revitalize a garden this spring

Gardening is a rewarding hobby that pays a host of significant dividends. Many people love gardening because it allows them to spend time outdoors, and that simple pleasure is indeed a notable benefit of working in a garden. But the National Initiative for Consumer Horticulture notes that gardening provides a host of additional benefits, including helping people get sufficient levels of exercise, reduce stress and improve mood.

With so much to gain from gardening, it's no wonder people look forward to getting their hands dirty in the garden each spring. As the weather warms up, consider these tips to help bring a garden back to life.

- Discard the dead weight.

Winter can take its toll on a garden, even in regions where the weather between December and early spring is not especially harsh. Discard dead plants that have lingered into spring and prune any perennials that need it. Branches that fell during winter storms also should be removed at this point if they have not previ-

ously been discarded.

- Test the soil. Soil testing kits can be purchased at local garden centers and home improvement retailers. Such tests are inexpensive and can reveal if the soil needs to be amended to help plants thrive in the months to come.

- Mulch garden beds. Mulching benefits a gar-

den by helping soil retain moisture and preventing the growth of weeds. Various garden experts note that mulching in spring can prevent weed seeds from germinating over the course of spring and summer. That means plants won't have to

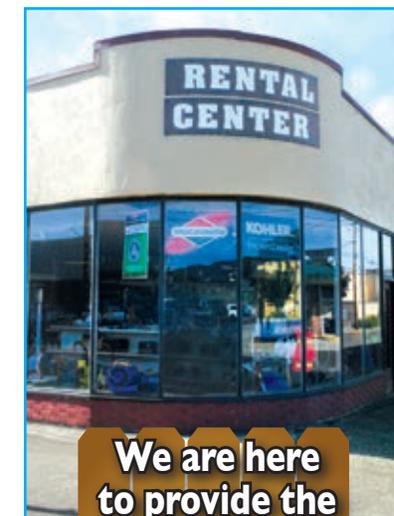
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Continued on Page A10

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Budget-friendly ways to freshen up your home's exterior

As any homeowner knows, renovation projects tend to cost a lot of money. The average cost of a home renovation is difficult to gauge, as such endeavors run the gamut from complex projects like a kitchen overhaul to simpler ones like painting a room inside a home. Indeed, the National Association of the Remodeling Industry notes that scope is what drives the cost of a renovation project.

Though there might not be an "average cost" of a renovation project, homeowners can expect to spend thousands of dollars on projects that are not very small in scale. Navigating such an expense at a time when inflation remains high might be difficult for some homeowners looking to maintain the

appearance of their home exteriors. However, there are many budget-friendly ways homeowners can tend to the exterior of their properties.

- **Power washing:** Power washing won't break the bank but it can revive the look of a home. Power washing removes dirt and grime from the siding of a home and a power washing can be used to clean porches, walkways and patios as well. Hardware chains like Home Depot and Lowes typically rent power washers, but homeowners who don't want to do it themselves can hire a professional for a few hundred dollars, if not less. Power washing after winter can be a good idea, as the elements can take a toll on a home's exterior. A good power washing before spring and summer enter-

taining season can thus give a home a fresh, clean look without breaking the bank.

- **Furnished front porch:** A furnished front porch can serve as a welcome sign to neighbors and provide a great place to relax with a morning cup of coffee and a good book. Homeowners with a small porch won't need to bust their budgets to upgrade their front porch furnishings. Some small chairs with bright cushions, a small table and a rug underfoot can revamp an entryway at low cost.

- **Window box installation:** Installing window box planters is another cost-effective way to brighten up a home's exterior. Homeowners can hang window boxes outside windows on the front of their homes and then



fill them with brightly colored flowers to add an

inviting pop of color to their home exteriors. The

experts at Better Homes & Gardens urge homeowners to take weight into consideration before buying window planters. Keep in mind that soil and developed plants can be heavy, so look for a sturdy box as well as one that has drainage holes.

- **Replace hardware:** Another simple way to freshen up a stale exterior is to replace hardware. Door knobs, knockers, house numbers, and even the mailbox can appear dated after a while. Replacing these items is inexpensive and quick but can have a profound impact on how the exterior of a home appears to residents and visitors.

Exterior renovations need not break the bank. Various simple and inexpensive tweaks can quickly revitalize the exterior of a home.



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Beekeepers
Association
Annual
Bee Days**

Celebrating the
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For more info call the Tillamook Headlight Herald office at 503-842-7535 or email headlightads@countrymedia.net

Sat. & Sun. April 25-26, 2026

Saturday 9 am to 4 pm • Sunday 11 am to 4 pm
at the Tillamook County Fairgrounds

**FREE
ADMISSION
FREE PARKING**

Garden

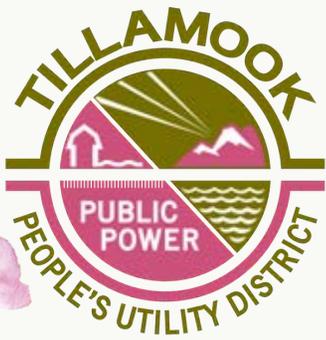
Continued from Page 9

fight with weeds for water when the temperature warms up. It also means gardeners won't have to spend time pulling weeds this summer.

- **Inspect your irrigation system.** Homeowners with in-ground irrigation systems or above-ground systems that utilize a drip or soaker function can inspect the systems before plants begin to bloom. Damaged sprinkler heads or torn lines can deprive plants of water they will need to bloom and ultimately thrive once the weather warms up.

- **Tune up your tools.** Gardening tools have likely been sitting around gathering dust since fall. Serious gardeners know that tools can be expensive, so it pays to protect that investment by maintaining the tools. Sharpened pruners help make plants less vulnerable to infestation and infection. Well-maintained tools like shovels and hoes also make more demanding gardening jobs a little bit easier, so don't forget to tune up your tools before the weather warms up.

It's almost gardening season, which means gardeners can start on the necessary prep work to ensure their gardens grow in strong and beautiful this spring.



SPRING INTO ENERGY SAVINGS

Smart Thermostat

At home or away, a smart thermostat helps you save energy and stay comfortable! Tillamook PUD is now offering a rebate on all qualifying smart thermostat purchases.

New Windows

Consider replacing your windows with Energy Star windows to reduce heating and cooling costs, and increase the comfort of your home. *Audit must be done prior to project.*

Ductless Heat Pump

Ductless heat pumps are highly efficient heating and cooling systems that are designed to provide year round comfort at a fraction of the cost of a traditional electric system. Tillamook PUD offers rebates and loan options on qualifying ductless heat pump installations.



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Learn more about energy efficiency and Tillamook PUD programs at <https://www.tpud.org/ways-to-save/>

Tillamook County Homes by the Water

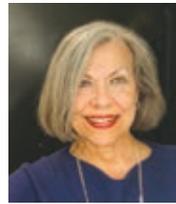
Oceanside JUST LISTED!

26-277 \$1,495,000

2430 Cape Meares Lp 2+bdrm 2 bath 2,408 Sq Ft



Small Enclave of homeowners enjoy easement access to secret Lost Boy Beach with the fascinating cave accessible to others only during minus tide. This 2.5 acre vintage home sitting on a ridge atop a bluff includes that easement. 3 tax lots. Dbl garage. Extra room off garage.



Broker
Pam Zielinski
503.880.8034

Oceanside

TC-22211 \$1,100,000

900 Bearberry Ln 4 bdrm 3.5 bath 3,344 Sq Ft



Ground floor living, oceanview top quality home with hot tub & sauna. Rich solid hardwood flooring, cherry hardwood & granite custom kitchen, lower level features huge family room with wetbar & massive stone frplc. Perfect layout for multi-generational living.



Tillamook

TC-21904 \$1,980,000

17805 US 101 South 1+ bdrm 1 bath
980 Sq Ft Finished

65 Acre Tiger Creek Ranch with 2 barns, a bunker, hay storage bldg, decommissioned farmhouse + upscale barndominium dwelling with luxury bath & quartz kitchen. Finish the rest of the building into an 1850 sq ft house and you still have a 2nd tax lot to build a separate residence.



Cascade Head

TC-22439 \$969,000

56100 High Point Rd 4 bdrm 2 bath
2130 Sq Ft

Feels like a 3 acre spread because the home is flanked on 3 sides by greenspace where flora & fauna are protected in a UN Biosphere setting. Resident elk herd lounges nearby most days. Beautiful cedar home by renowned Ned Westover features heated flooring, ocean view.



Oceanside

TC-22399 \$890,000

400 Highland Dr 3 bdrm 2.5 bath
2054 Sq Ft

Oceanview 2-level nestled in the trees which can be cut desired. Floorplan well suited for multi-generational living with large family room/wetbar down. Loft office overlooks living rm. Dbl garage. Decks accessed from 4 rooms.



Oceanside – JUST LISTED!

26-321 \$649,000

1030 Hillsdale St 2 bdrm 2 bath
1274+ Sq Ft

Panoramic ocean view includes Three Arch Rocks, Maxwell Point, the beach and the village. Located near beach trail. One level living, well maintained, remodeled with quartz counters & LVP floors, heat pump, contemporary fireplace.

Rockaway Beach NEW PRICE!

25-4013 \$599,500

303 S. Marine Street 4 Bed/2 Bath 2,135 Sq. Ft.



End of Private Street, Walk to Beach, Quality Craftsmanship, Meticulously Maintained. 2 large decks bordering woods, oversized garage (extra high door), additional parking for RV.



Broker
Mary Kay Campbell
503.354.4501

Bay City

TC-22600 \$999,500

9500 Walz Hill Road 3 Bed/3 Bath 2,436 Sq. Ft.



One Level and 14+ Acres of Mountain & Water Views + Privacy. All-weather sunroom, wrap-around porch, contemporary kitchen, huge pantry. Over-sized 3-Bay gar. w/loft & cleaning station.

Contact your Broker today for more information on these great listings.

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