



HIERARCH
REAL ESTATE & INVESTMENTS, INC.

Disrupting An Industry

Brought to you by Hierarch Real Estate & Investments, Inc.

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Shoot Pics Like a Pro on Your Next Vacation

Vacations call for mementos. We want to document every sunset, every dive off the dock, and every roasted marshmallow with a photo. And not just any photo, but a photo that perfectly captures the golden glow, wide smiles, and lush landscapes. This summer, make it your goal to take vacation photos that are frame-worthy. For iPhone shooters and SLR slingers alike, these tips will help take your snapshots from blah to beautiful.

Get high, get low. When you shoot every picture from the same angle, things start to get boring. Experiment with shooting from different angles and heights for more unique perspectives.

Capture candid. The best photos usually aren't posed. Instead of wrangling the family to sit still for a picture, snap away as they're building sandcastles, eating ice cream, and running out of the water. You'll capture the sincerest expressions and memories.

Get up close and personal. Don't be afraid to shoot close-ups—of food, details, faces, and more. This is especially true for smartphone cameras, which can produce dull images when the shot is too long.

Share the camera. The shoemaker's son always goes barefoot, and the photographer always goes unphotographed. Make sure you pass the camera to someone else once in a while to capture your presence on the trip.

Use the right apps. Simple edits, when appropriate, can transform your images. You don't have to be a Photoshop pro; phone apps like VSCO and Afterlight come with photographer-approved tools for adjusting brightness, cropping, and reducing shadows.

Are You a First-Time Buyer? Get My Free Guide



Buying your first home is a big step, and one that is likely to impact your financial future for years to come.

Make it easier by requesting my free guide, "How First-Timers Can Make a Wise Buy."

Just call me at 209-753-0123 and I'll send it right out to you.

Hey, That's My Stuff! How to Avoid Mover Scams

4,100 consumers filed moving fraud complaints in 2017, according to the Federal Motor Carrier Safety Administration. How can you avoid negative experiences? Be aware of common scams, and take steps to protect yourself from these fraudulent activities.

Get it in writing: It might be tempting to get a quick quote and schedule your move over the phone. Don't do it. This is one of the easiest ways to get scammed. Since you have nothing in writing, the movers can easily charge whatever they want once they begin, and they may hold your belongings hostage until you pay an outrageous amount. Always schedule an in-house walk-through to get an accurate quote, and get the agreed-to amount in writing.

Read the fine print: When you sign a contract with a mover, read all the fine print. Make sure you understand the terms of payment before you sign. Unscrupulous movers may include terms that allow them to hijack your belongings after demanding more money. If you've signed anything that allows for these practices, the police will be unable to intervene.

Vet the movers: Before you agree to work with a moving company, research its reputation. Contact the Better Business Bureau to check the company's rating. Ask for recommendations from friends. Read online reviews. Ask movers for proof of registration, proof of insurance and an office address. Take the time to vet the mover, so you know you are working with someone you can trust.

Try a hybrid approach: Consider renting and driving the truck yourself, and hiring movers for loading and unloading only. This will keep your possessions under your control to prevent hijacking scams. (It can also reduce the cost of the move!)

When Is It OK to Toss Your Kid's Artwork?

Art gives youngsters a creative outlet, helps them develop both small and large motor skills, gives them a means to tell stories, and provides an accessible way of learning.

Children's art is sweet and lovely, and there's something special about the moment it is bestowed upon Mom or Dad to behold and admire.

Indeed, it's the wish to prolong this moment that motivates many parents to keep and curate their children's art for posterity. But childhood is composed of a thousand moments like this, which makes it hard to hold on to all of them.

Still, how can we part with any of our child's endearing creations? Here are three strategies that can help.

First, keep in mind that children's art is about its creation, not its preservation. It's the act of doing/making the art that's

instructive and delightful for children. The experience and learning that occur will be preserved, even if every coloring-book page is not.

Second, use the fridge as a temporary gallery. Art can go on the fridge to be admired for a week or two. Then, if something is deemed worthy of saving, it can be placed in a memory box to be stored temporarily. At the end of the school year, save only truly special treasures as mementos.

Lastly, use technology to your advantage. Take a snapshot or a video of your child's creations to store them digitally. Or take advantages of services such as plumprint.com that will make a book out of your kid's artwork. These methods will preserve their Picassos—without making colorful paper mountains in your garage.

Quick Quiz

Each month I'll give you a new question.

Just email me at info@hierarchrei.com or call 209-753-0123 for the answer.

What hide was first used to cover baseballs in 1975?

Why Not Pass Me to a Friend?

If you've enjoyed this newsletter and found its information useful, please pass it to a neighbor, friend or co-worker.

And if you have any comments about it, don't forget to give me a call or send me an email!

Wondering What's Happening in Your Neighborhood?

How has the price of your home changed in today's market? How much are other homes in your neighborhood selling for? Do I need a house inspection?

These are all critical questions that shouldn't be overlooked when thinking about buying or selling your home.

Whether you're curious about prices in your area, whether it's an excellent time to sell, or just need an expert to answer your questions, I can give you the tools and offer guidance through the entire buying or selling process.

Let me know how I can help by simply giving my office a call at 209-753-0123 to set up a time to connect.

Worth Reading

Teach Your Kids to Fend for Themselves with These Everyday Tasks

By *Kristen Mae*
Lifehacker.com

Use everyday encounters to train your children to speak confidently to adults before they enter the workforce or head to college. Have them order meals at restaurants, whether fast-food or sit-down. Prepare them to ask questions about their bodies during doctor appointments. They should complete at least some parts of administrative paperwork once their handwriting is legible. Help them address concerns with teachers themselves—future teachers will thank you. **More:**
<https://tinyurl.com/worth0719a>

30 Ways to Add Fun to Your Daily Routine

By *Daniel Wallen*
Lifehack.org

Simple changes can make your life less boring. Create excitement by moving: dance around your house, walk home from work, or eat on a porch swing. Explore your everyday surroundings. Wander through neighborhoods you don't typically visit. Eat at a restaurant without reading reviews first. Volunteer. Strike up a friendly conversation with a stranger in a safe place. Other people's lives can often enrich yours. **More:**
<https://tinyurl.com/worth0719b>

All About Hue: Optimal Colors for Every Room in Your House

By *Jenny Mason*
Houzz.com

Decorate rooms to promote the activities that take place there. Different colors support specific actions. Green hues can encourage rest. Even if you don't want to paint your bedroom green, consider buying a green pillowcase. Red can increase hunger, so incorporate it into your dining room. A blue study

5 Buyer Turn-Offs to Avoid This Summer

When you're in the process of selling a house and moving, you have a lot on your plate. You might be job-searching, researching your next home, and doing everything you can to keep your kitchen spotless for the next showing.

With so much going on, it can be easy to let seasonal maintenance items slide, but this would be a mistake. It's crucial to care for these items to keep your home in top shape. The exterior provides the first impression of your home, so put forth the effort to boost your curb appeal. Here's how.

1. Manicure the yard. Keep your landscaping tidy. Sweep walkways, cut the grass and pull weeds. A well-kept yard with attractive flowerbeds and an inviting front porch are appealing to

buyers. Dead tree limbs, piles of leaves and overgrown lawns are not. In fact, they can be instant turn-offs.

2. Clean the gutters. This task is easy to forget about, but its neglect can lead to significant issues. Clogged gutters can cause drainage issues that damage your landscaping and your foundation. If buyers see puddling water and piles of debris on the roofline, they won't get a good impression of your home. Let them know it's a well-cared-for property by keeping gutters clear.

3. Check for critters. Uninvited guests are a sure turn-off for buyers. Make sure no pests have made your home their own this season. Inspect any attic, basement and crawl spaces. Cover vents with wire mesh and plug any holes or

cracks that could allow animals access to your home.

4. Wash the windows. That's right — this isn't just a spring-cleaning project. To attract buyers, keep those panes sparkling all summer. Be sure to wipe them down after storms to keep windows looking sharp.

5. Stay in season. You never want to let your home look out of season. It gives the impression that you no longer care about the home and it is not well maintained. Be mindful of what is in the yard, on the deck or sitting on the front porch. Keep furniture, plants and decor in season. Let potential buyers know your property is well cared for, by staying on top of these seasonal tasks.

Have You Packed These Road Trip Essentials?

When you're planning a road trip, the right supply checklist can help reduce hassles and enhance enjoyment during your journey. Here are a few essentials to include.

Car information. Keep your license, registration, insurance docs, and owner's manual in the glove box.

Automotive essentials. A spare tire and a car emergency kit including booster cables, lights, and standard emergency gear are important. Take an empty gas can. Practice changing a tire, just in case.

Travel accessories. Have paper maps handy in case there's no phone service. Stock bottled water and granola bars in case you're stranded. Take a roll of toilet paper, tissues, and bug spray. A pen and notepad may be useful if your phone stops working.

Entertainment. Update your playlist. Take a book or two. Pack cards and board games. Download your favorite movies and shows from Amazon Prime or Netflix before you leave home so you have options in case there's no Wi-Fi or cell service.

Comfort add-ons. Bring the little extras that will make your trip even smoother: sunglasses, rain gear, sunscreen, itch cream, travel mug, baby wipes, blanket, pillow.

Ask the Agent: This Month's Question

How much is my home worth?

One of the best first steps in determining a home's worth is a comparative market analysis (CMA), which is done by a licensed real estate agent. This process gives a much more accurate picture of the home's current market value than the prices provided by popular home-valuation websites. (According to Inman, an industry-leading real estate source, websites like Zillow and Redfin can be off by up to 40%.)

To complete the CMA, the agent typically walks through the home and gathers information from the homeowner about the property so he or she can research comparable properties in the area. The CMA often includes active listings (currently on the market), pending listings (under contract) and sold (closed in the past year). By examining listings that are similar to the property, the agent can provide an approximate price at which the homeowner can expect to sell the home. If you're curious about how much your home is worth, I'd be happy to complete a personalized CMA for you. Just give me a call!

Don't Forget to Go Outside This Summer

Summer plans often include grandiose adventures: kayak and canoe trips, hiking, camping. If these outdoor activities are outside your comfort zone, don't discard your sunscreen yet. There are plenty of simple ways to enjoy fresh air and sunshine this summer.

Revisit the pleasures of childhood: blow bubbles, play hopscotch, or throw a Frisbee. Keep in mind that campfires aren't the only outdoor gatherings

(although few tastes are as synonymous with summer nights as that of roasted marshmallows). Head out to a baseball game. Consider cheering for a local or minor league team. Plan a picnic at a nearby park or even in your yard. Lie on the grass and gaze at the stars. Visit water. Dangle your feet from a dock, gather seashells, or build a sandcastle. Don't let summer pass you by without having a little outdoor fun!

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	9		4			6		
				8	1			3
5				9				1
	6	7	2	5				8
	1						3	
3				4	8	2	7	
7				2				9
8			3	6				
		6			4		5	

Sudoku instructions: Complete the 9 × 9 grid so that each row, each column and each of the nine 3 × 3 boxes contains the digits 1 through 9. Contact me for the solution!

Chilled Lettuce Wraps

Tired of the same old sandwiches and hot dogs? Here's something fresh and flavorful for your next picnic.

Serves 6

- 2 tablespoons fish sauce
- 5 tablespoons lime juice
- 3 tablespoons brown sugar
- 1 tablespoon vegetable oil
- 4 small shallots, thinly sliced
- 2 teaspoons minced ginger
- 1 teaspoon red pepper flakes
- 1.5 pounds ground chicken breast
- 2 tablespoons chopped cilantro
- ¼ red onion, very thinly sliced
- 12 lettuce cups (Bibb lettuce)

In a small bowl, combine the fish sauce, lime juice, and brown sugar; then set aside. Heat a skillet over medium heat and add oil. Sauté shallots, ginger, and red pepper flakes, and cook until softened. Then add the ground chicken and continue cooking while breaking up any lumps and until meat is no longer pink. Remove from heat and add sauce mixture. Allow mixture to cool and then refrigerate for at least one hour. (Can be made in advance and refrigerated for up to two days.) Stir in cilantro and onion before serving. Serve in lettuce leaves with extra wedges of lime.

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