

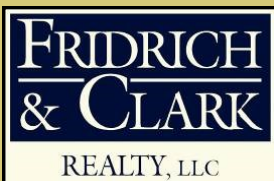
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Sam's Special Points:

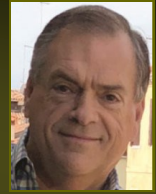
*"Scared is what you're feeling.
Brave is what you are doing."*

Emma Donoghue
*Things that once were taken for
granted that have become
obsolete :*

- Computer labs - remember in high school or college they were all kept in one room? Now almost every person has at least one and/or a smart phone.
- A "busy signal"- that beep, beep that the person couldn't talk. Now the call goes to voicemail.
- VCR - that large machine connected to a TV that played movies or special shows.
- Having film developed - originally at the photo shop, then the pharmacy and now done at home on glossy paper.
- Dot matrix printers that were the size of a small freezer and then you had to pull off the paper along the side that fed the paper through the printer.
- Television static - which may have meant that you hadn't paid your cable bill. Now it's streaming on Netflix or Amazon Prime.
- Fallout shelters under the driveway of your home or any piece of concrete - because the "Communist" were going to bomb us.
- Getting lost and/or having to refold a road map - now one opens their smart phone to see a map or get turn-by-turn directions to your destination.
- Each Christmas and Easter our family has gathered for a church service and a meal. This year we improvised. We all watched, from our respective homes, Andrea Bocelli's concert from the Duomo in Milan, Italy at 12N Easter day. We were still together worshipping.



Room to Grow...



Volume 13 Issue 3

April 2020

Suddenly Our Lives Changed Drastically

Readers will note that in light of current circumstances, this month's newsletter is being "delivered" in a different fashion, electronically. An electronic or blast email has been an aspiration for several years; I hope the readership follows. It is the mode of delivery, electronically, that is more efficient and direct. And, if you still like the feel of paper between your fingers, simply hit Print and it will feel like the old days. Maybe the old days are gone?

If you were like me, I continued going about daily living but feeling sorry people on the other side of the globe were having to deal with the Corona virus. As I understood, it is a new (novel) virus for humans and, if infected, can be very severe. Reports of its quick spread and increasing death counts bothered me, but still my thoughts were about those poor people across the oceans having to endure this disease. Yet the virus kept showing up in other areas of the globe. Phillip helped me to understand the viral significance. It was originally known to species other than humans. Then the virus mutated to go to humans, a disturbing occurrence. As it progressed, it became human to human transmission. Having jumped species with continued mutation, made it even more concerning as a non-medical person.

When the virus started showing up in Europe, especially Italy, it was even more concerning. Initially, my thoughts were, "I hope this doesn't impact our plans for a trip we booked in late May/early June with eight friends." Things got worse with more occurrences of infections and deaths. Our group decided to cancel the planned trip and I was responsible for initiating the cancellations. At the time I hoped this doesn't get much worse. But, we all know the outcome, it did.

Cases started showing up in Washington state and NYC. Then cases in Tennessee including Nashville. Phillip, was encouraged to work remotely from his work, which he has now been doing for four weeks. Real estate was a little later to react, but eventually Fridrich & Clark made changes. The offices remain closed now for over three weeks with limited administrative staff at our locked/closed office each day. Everything that possibly can be done electronically is mandated. However, if one must turn in paper, such as a closing check, it is left in a manila folder just inside of the office suite. As of this writing I have had three closings, all of which were not impacted by Covid-19. I have three more closings in the next two months, all of which seem on track. Some in our firm, have had transactions cancelled due to buyers feeling uneasy about the market and using the financial clause in the contract cancellation.



For the two transactions closed "post-Corona," the closing was conducted with only the clients and the attorney. The closing is now considered a drive-by closing. Upon arrival at the legal office building the client calls the law firm to announce their arrival. The attorney comes out to their vehicle and conducts a drive-by closing, using a new unwrapped pen for each party's signing. Scanned, signed documents are then sent to my firm, my clients and myself. On the listing side, I am to be listing a nice home in the Hillsboro Village area. Prior to the photo shoot, I am to go to the property, stage the home for photos, turn on all lights leaving the home picture ready for the photographer. I stay 10' away from the photographer until he has finished his work. When the home is eventually shown, I will open the home up, turn all lights on, then stay outside while potential buyers, limited to two at a time, view the property. As listing agent, I am to have gloves and masks available at the door of the home for potential buyers and agents to wear while viewing the property. This process will be repeated for all potential buyers. Once the home goes under contract, the process will be the same for any inspector, appraiser or tradesperson that enters the home. Fortunately, I've been able to locate sources for both masks and gloves via Amazon that will arrive about the time that they are needed.

Many of us are also using various online meeting forums to conduct meetings and training sessions. My firm quickly implemented "Zoom" as a resource for virtual meetings. Thus far we have had three different sales meetings which I participate in from my home office. I've even learned to use a virtual background so that I can appear to be in our Bedford office or in front of my own home. My Breakfast Club is planning a virtual meeting via Zoom and, I am as you are, praying we can learn more about the virus, determine effective treatment and containment strategies. Hopefully, all of us can be more sensitive about how precious life can be - even a grocery store visit.

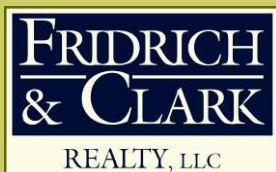
Let me hear from you about the "new" mode of delivery.

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Sam's Latest Hits and Tips

If your household is like ours, we are trying to be frugal with time, energy and effort.

Savory Comforting Chicken Noodle Bake

1 Roasted chicken (skinned, boned, shredded)	8 oz. thin egg noodles, cooked & drained
8 oz. sliced mushrooms	6 tablespoons butter
14 oz. chicken broth	1 cup whole milk
1 can sliced water chestnuts, diced	1 small jar diced pimento
1 teaspoon salt	1 teaspoon black pepper
1/2 package frozen peas and carrots	12 oz. shredded parmesan cheese

In a large skillet melt butter and sauté mushrooms until tender. Add in flour, stirring until bubbly. Gradually add milk and broth, pimento, salt and pepper. Stir until thickened. Stir in vegetables, chicken, noodles and 1/2 of cheese. Spoon into 1 large or 2 smaller casserole dishes. Top with remaining cheese. Bake 25-30 minutes until bubbly. Freeze the other casserole or give to a neighbor. Serve with a loaf of crusty bread and a simple salad and you have a full meal.

I have had good luck with the salad kits in the produce section of Publix or Kroger. The Asian salads at both help complete a meal.

I would love to hear any feedback or suggestions of your favorite dishes

Welcome to Sam Coleman's newsletter

Room to Grow...

Spring Cleaning Tips

Once there is even a glimmer of Spring, most of us are ready to open the windows and let the breeze blow away the winter funk. You might want to rethink that spring cleaning ritual this year. Here are some spring-cleaning mistakes homeowners often make:

Forgetting to Look UP! You should always look up first to see what is dusty before you start cleaning at eye level. Tackle hard to reach places like ceiling fans, tops of bookshelves and window ledges.

Starting to clean without a plan. You start motivated - you're going to get all your Spring cleaning done!

But, my noon, your home is in disarray and not one single room is finished. Break up the biggest cleaning project of the year into smaller, manageable tasks.

Starting in the kitchen - which is typically the hardest and most time consuming job. With that accomplishment under your belt, you'll have the momentum to take on the remaining tasks. Give yourself plenty of breaks including spreading out the work over several days.

Don't ignore that weird looking vacuum attachment - the crevice tool. Use it between your wall and refrigerator to get out the accumulated dust that's otherwise unreachable, and run it around the edge of baseboards to clean where standard attachments can't reach.

Leaving the clutter. All spring cleaning tips and advice are useless if you don't declutter first. Make sure books, toys and paperwork are put away before the cleaning process starts.

Call me at 615.210.6057 if you need home advice or just want to chat.