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SPRING 2022

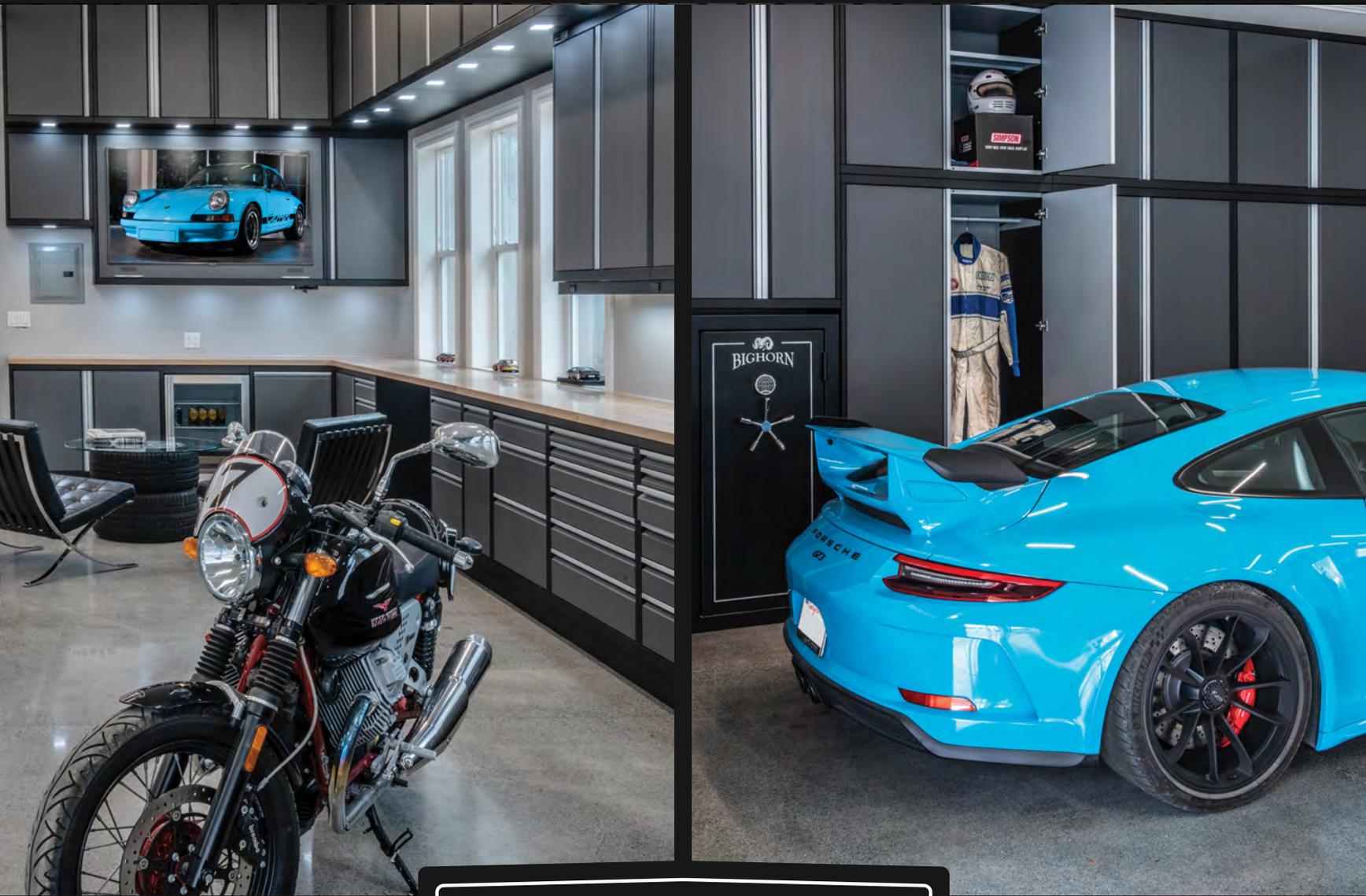
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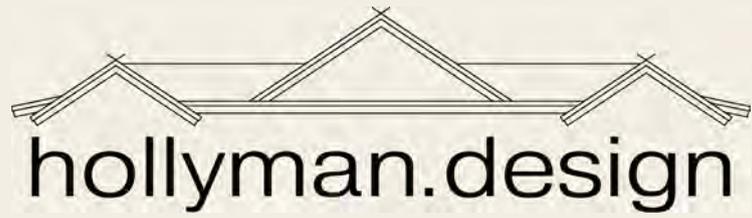
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LETTER FROM THE EDITOR



SWAPPING STORIES

In the eighteen months since purchasing my first home in Bend, the flurry of home renovation projects has definitely slowed down a bit. It stalled, really, as the winter set in and my enthusiasm for tearing apart my house was replaced with a desire to keep things tidy and in their place. But when houseguests arrive, even the littlest of projects are still the topic of conversation—like the floating shelves I built from scratch this winter or the installation of my new Ring doorbell (my first foray into electrical work). And the same goes for my visits to the homes of the people in my life—those who have spent the winter picking out new wallpaper, installing their own dimming living room lights or upgrading the kitchen sink to a touchless faucet. The typical conversation starts with reveling in the finished product, followed by revealing how many trips to the hardware store it took and what unexpected hiccups were faced along the way. But no

matter the project, swapping home design stories is something that always seems to bring a sense of pride to the person who dreamed up the idea or executed the vision.

In this issue of *Bend Home & Design*, there's plenty of pride floating around as Central Oregonians show off some of their latest home design efforts, weigh in on the latest trends and inspire us all to take on something new. We kick things off with a story on Brasada Ranch, a gorgeous community and resort northeast of Bend with a distinct architectural design and residents who love where they live. Next, read about Johnson Brothers Appliances, a Central Oregon institution for appliances and home products for more than seventy years. Learn about the work of Greenlee Roofing, another family-owned business that's been putting the roofs over the heads of Bendites for decades. Feel the pride of homeownership that Malace Homes brings to its homebuilding clients, and learn the benefits of shopping local with a peek inside Paulson's Floor Coverings in Bend.

Our spring issue is packed with inspiration for refreshing kitchens and baths, with a how-to for creating a spa-like bathroom, ideas for building the perfect beverage station to liven up cocktails or coffee at home, and a spotlight on eco-friendly kitchen and bath products to propel us into cleaning season. Lastly, we offer up some mouthwatering ideas for spring grilling—from Oregon peaches and artichokes to local poultry. We suggest following up a home improvement sharing session with an evening around the grill, to usher in a warmer season. Happy springtime!

From our home to yours,

Teresa

Teresa Ristow, Editor

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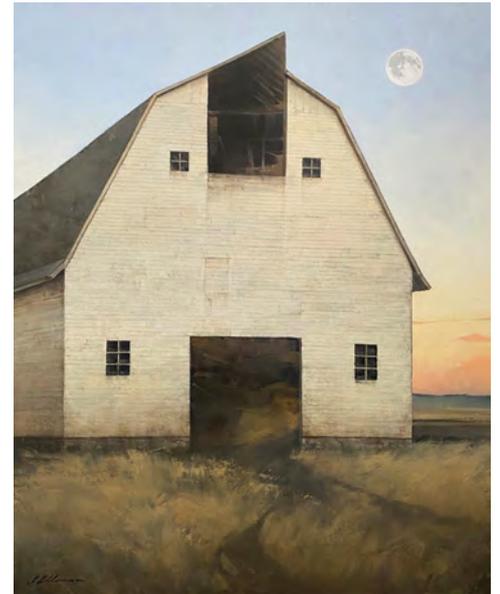
BRANDT BERNSTON
"Little Miss Sunshine" 16x16 oil



DONALD YATOMI
"The Last Blockbuster" 36x36 oil



STAN PETERSON
"Stepping Out" 14" painted basswood



JOSEPH ALLEMAN
"Evening Sky" 44x36 oil



TIM CHERRY
"Arctic Ghost" 20" bronze ed. 18



STEVEN LEE ADAMS
"The Seine" 20x30 oil

Traditional



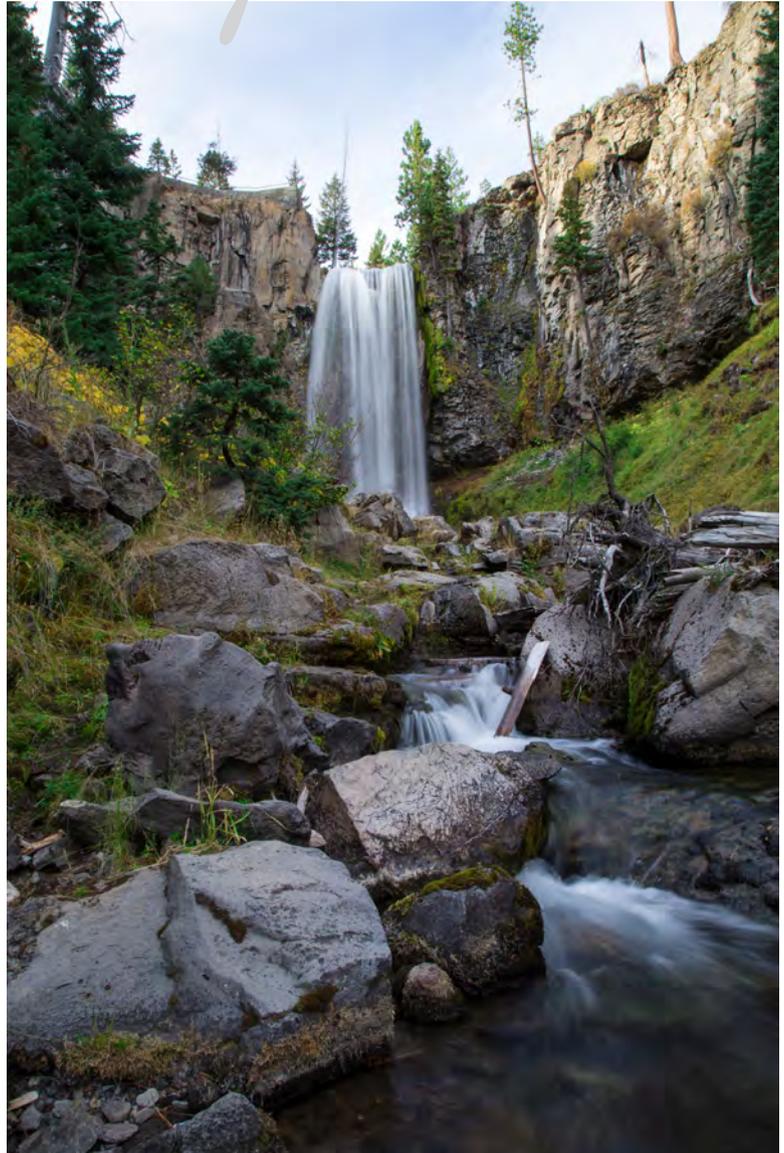
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Happenings

RESTORATION PLANNED FOR POPULAR TUMALO FALLS TRAIL

One of the most popular hiking trails near Bend is expected to get a facelift this spring, following heavy use by residents and visitors. The Tumalo Falls trail leads to the 97-foot Tumalo Falls and several other waterfalls upstream on Tumalo Creek, and it is a popular hiking destination year-round. Vegetation near the creek has been degraded and the soil stability impacted in recent years from all the foot traffic in the area, prompting Deschutes National Forest officials to pursue a new rehabilitation project. The work will cover an area of about twenty acres, and includes closing off some unauthorized trails branching off from the main 1.3-mile route and instead promoting designated trails to the creek. Other planned work includes planting of native plants and trees along the riverbank and replacing a chain-link fence above the falls with a new wooden fence, with wood sourced from the area. The work is expected to take six weeks this spring and continue in the fall after the busy summer tourist season.



City of Bend Helps Fund New Affordable Housing Projects

Three affordable housing projects in the works in Bend are getting a boost from the city, which opted in February to allocate \$1.1 million in support. The money comes from the city's affordable housing fund, which collects one-third of one percent of building permit fees from new projects happening in the city, setting aside the money specifically for deed-restricted affordable housing. Housing Impact LLC will receive \$700,000 to support its latest project, building more than thirty units of permanent housing for individuals

experiencing homelessness. The project is a partnership between local nonprofits Housing Works and NeighborImpact. Another \$225,000 will go to Kôr Community Land Trust, which is working on an eight-unit affordable housing project in southwest Bend. The remaining \$175,000 is going to Bend Redmond Habitat for Humanity, to help with down payment assistance for families who will move into the organization's latest development of eight townhomes in northeast Bend. See BENDOREGON.GOV.



KAH-NEE-TA RESORT TO REOPEN

The Confederated Tribes of Warm Springs announced in late February plans to reopen its popular Kah-Nee-Ta Village resort, which was shuttered indefinitely in 2018. The reservation's tribal council approved \$4.58 million in funding to restore the resort, located about thirteen miles northeast of the town of Warm Springs, and expand the authentic hot springs soaking experiences on the property. Another \$1.5 million was approved to repair the wastewater systems that serve the resort and the nearby community. The resort is expected to reopen in 2023. The reservation will partner with Mt. Hood Skibowl to redevelop and manage the facility, which first opened in the 1960s. "In the early 1960s our visionary tribal leaders saw the opportunity to develop a unique tourist attraction in the Kah-Nee-Ta Village and put the Warm Springs Reservation on the map as a major destination," said tribal elder and former Kah-Nee-Ta employee Charles Jackson. "My first real wage-earning jobs as a youth were maintenance kid and lifeguard at Kah-Nee-Ta." The planned reopening is expected to generate fifty full-time and eighty part-time jobs during the resort's six-month busy season each year and fifteen full-time and twenty part-time employees year-round. See WARMSPRINGS.NSN.GOV.

New Public Safety Building on the Ballot in Sunriver

A plan for a long-awaited public safety building, shared by Sunriver's fire and police departments, is in the works. The new combined space would replace a 25-year-old fire station and the current police building, which is designated as an office space and lacks many state-of-the-art features a typical police station would have. The current buildings are too small for the growing public safety force, which has a much larger job at hand during peak tourism months, when Sunriver's population expands from 1,500 to an estimated 20,000. The project in total is expected to cost \$16 to \$18 million, and Deschutes County is looking at a combination of reserve funding from the Sunriver Service District, transient room tax revenue from the county and a capital improvement levy on Sunriver residents to pay for the new building. In January, Deschutes County commissioners agreed to use \$8 million in transient room tax for the project, adding to about \$3 million in Sunriver Service District reserves allocated



to the new building. The county also decided in February to ask Sunriver voters to support a capital improvement levy to fund the remainder of the project, and it's something residents will consider on a ballot this May. Planned improvements include the ability to house police and fire operations under the same roof, building an interview room and a holding cell, and providing covered parking for police vehicles to improve response times in the winter months. The new building would also be equipped as an emergency center, providing support in the event of a natural disaster such as an earthquake, wildfire or severe winter storm. See SUNRIVERSD.ORG.

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FORMER BEND BREWERS START NEW VENTURE

Three former Boneyard Beer Co. brewers have joined together to create Bend's newest brewery, Van Henion Brewing. The new brewery was born from the sale of Boneyard to Deschutes Brewing last March, which consolidated operations between the two Bend breweries and freed up Boneyard's former production facility in northeast Bend. Enter three former Boneyard brewers—Mark and Dana Henion and John Van Duzer—who stepped in to purchase the facility and start up their own operation. Another five former Boneyard employees also joined the company. Van Henion specializes in clean lagers and bright IPAs with its first new brews being the Helles Lager, an India Pale Ale and a Kolsch German ale. The beers are available in cans and on draft at select locations around Bend, and will soon be on tap at the Van Henion tasting room, opening this spring at the brewing facility on Plateau Drive. See VANHENIONBREWING.COM.

LEFT PHOTO COURTESY VAN HENION BREWING, RIGHT PHOTO MARVIN WALDER



Mixed-use Development Planned near Old Mill District

Plans are underway for a new development with housing, a hotel and retail space on a twenty-one-acre lot near Crux Fermentation Project and the Box Factory. The former site of the KorPine particle board plant was acquired December 31 by a development partnership that includes Bend-based Hooker Creek Companies' owner Matt Day and California-based real estate investment firm, Kennedy Wilson. The old KorPine mill was constructed in the 1960s, but was mostly used for storage and parking in recent decades, until its roof collapsed under heavy snow and the building was razed in 2017. Development plans call for a mix of apartments, affordable senior housing, for-sale homes, a boutique hotel and retail space. "As longtime members of the Bend community, we have remained committed to transforming this twenty-one-acre site into a thriving development that will be integral to Bend's growth for years to come," Day said. "In Kennedy Wilson, we've found a partner that not only has the experience and expertise to lead the project, but also one that shares our commitment to building an extraordinary development the community can be proud of."

Happenings

\$12.4M HOUSING DEVELOPMENT OPENS IN REDMOND



A forty-seven unit affordable housing complex in Redmond officially opened its doors to new tenants in February, aiming to make a dent in the city's need for more affordable housing. The \$12.4 million Midtown Place development features one-, two- and three-bedroom apartments created specifically for working individuals and families living in Redmond. The apartments, developed by Housing Works, are open to those making up to eighty percent of the area's median income. The City of Redmond and the Redmond Urban Renewal Agency were involved with the projects, with the city providing more than \$3.2 million in funding. "Because of the scarcity of state funding, affordable housing developments are becoming more reliant on local support," said David Brandt, executive director of Housing Works. "The city of Redmond has long recognized the relationship between affordable housing and the growth of new businesses and has included housing in its economic development program." Additional support was provided through a series of grants, tax credits and loans. See HOUSING-WORKS.ORG and MIDTOWNPLACEAPARTMENT.COM.

Bend Set on School Buildings for Next Decade

Adequate existing facilities and a drop in enrollment within Bend La-Pine Schools mean the district is unlikely to add any more schools in the next decade, despite overall growth of the region's population. A district committee shared in February that based on a decline in student enrollment in the past few years, the district has adequate space for the next ten years. Enrollment this year in the district sits at about 17,400 students, according to the Oregon Department of Education, down from about 18,650 during the 2019-20 school year, a drop of about 1,250 students. Looking further into the future, the committee said the district was likely to need three new elementary schools, a new middle school and new high school by 2040. The district last added a high school, the new Caldera High School in southeast Bend, in 2021. See BEND.K12.OR.US.

BEND PLANS SHORT-TERM RENTAL AUDIT

Short-term rentals such as those offered through Airbnb and VRBO continue to pop up around Bend, and the city is planning an audit this spring to take a closer look at such rentals. According to city permits, there are now more than 1,000 short-term rentals in Bend, though the city hopes the upcoming audit will identify additional rentals operating illegally and get them into compliance. The city first started regulating short-term rentals in 2014 and city staff believe these rentals are about two percent of the total housing market today. A 2021 survey by the city of short-term rental owners revealed that eighty-five percent of respondents owned just one short-term rental, with fifteen percent of respondents owning two or more. Of survey respondents, about seventy-three percent were Central Oregon residents, with more than half of those living on-site at their short-term rental. Many survey respondents said they turned their units into short-term rentals because they wanted the ability to visit or use the unit themselves or for family and friends for at least one month of the year.



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AVERAGE SALES PRICE

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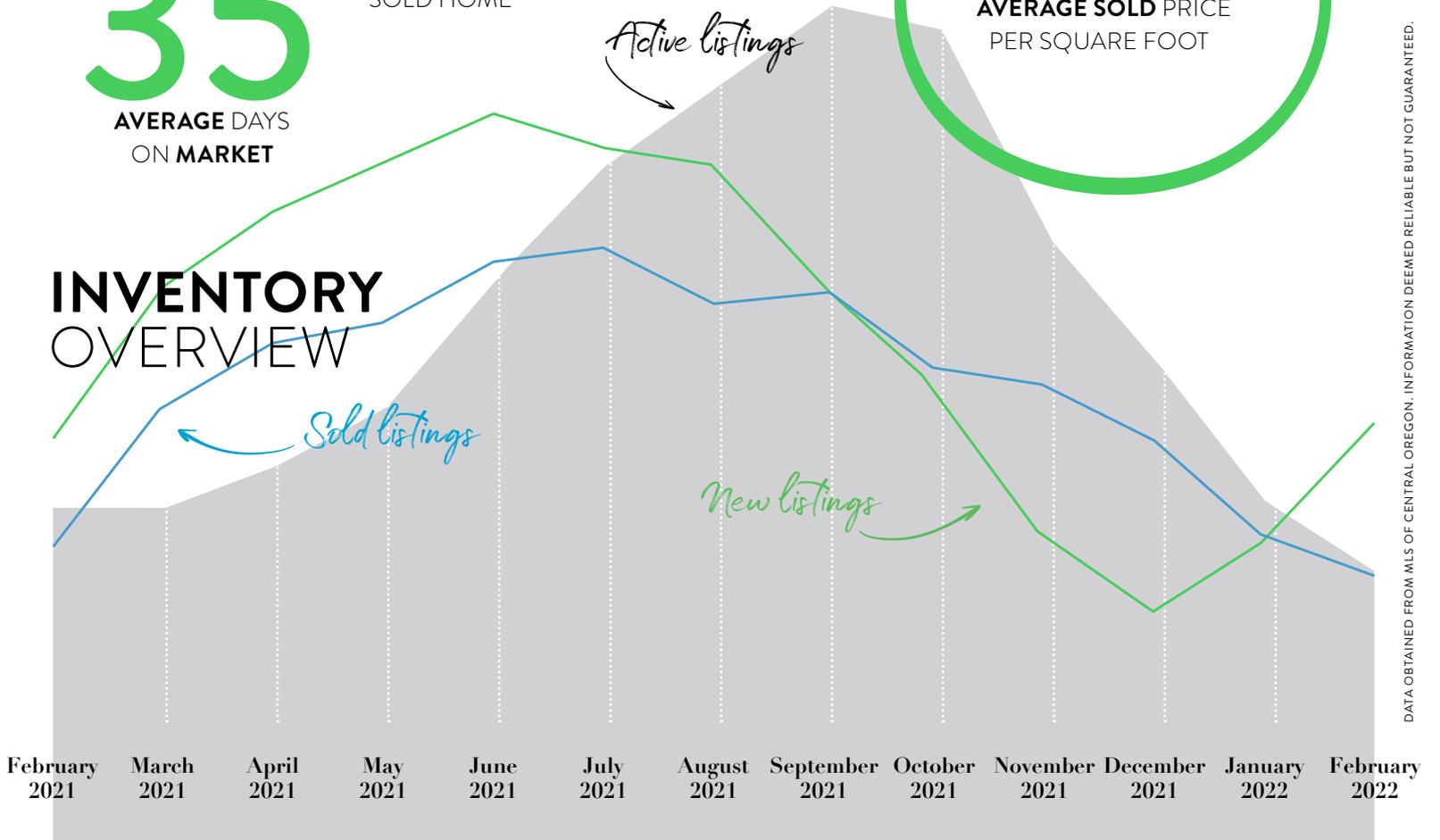
\$381

AVERAGE SOLD PRICE PER SQUARE FOOT

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AVERAGE DAYS ON MARKET

INVENTORY OVERVIEW



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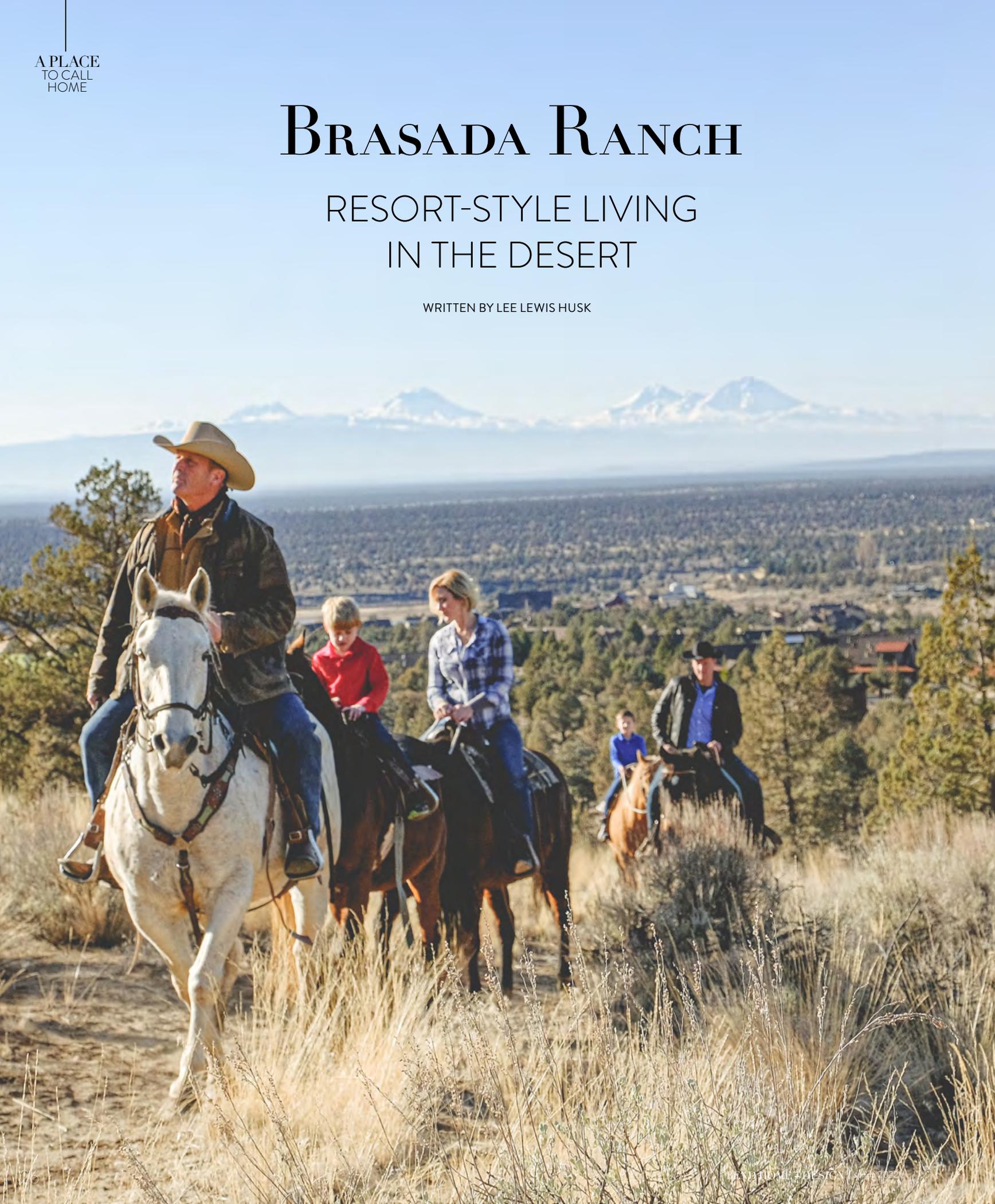
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RESORT-STYLE LIVING
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WRITTEN BY LEE LEWIS HUSK





High density housing—no way. Modern homes of purely glass and steel—nuh uh. Traffic tie ups, congestion at popular restaurants and parks—forget it. This is Brasada Ranch, where cattle and sheep once roamed and density is measured in junipers, sage and the star-capped night.

Located on 1,800 acres on the flank of Powell Butte in Crook County, the developers had something else in mind when they created Brasada Ranch back in 2005. The window and door company Jeld-Wen envisioned Brasada as a luxury residential resort built around environmental sustainability standards. In 2010, the company sold the resort to Northview Hotel Group, which repositioned it as a destination sanctuary in the desert to complement the residential community.

Then and now, Brasada Ranch pays homage to its Western roots, natural landscape and dizzying views of the Cascade Mountains. From the Ranch House Restaurant to the Equestrian Club and welcoming archway, every structure incorporates those features. The established Design Review Guidelines ensure that the architecture of each home forms part of the cohesive whole.

Like the rest of Central Oregon, the community has experienced an active housing market, catalyzed by the pandemic, according to D. Alan Cornelius, director of real estate at Brasada Ranch. “In March 2020, I was thinking of battenning down the hatches, believing the pandemic would

cease real estate activity,” he said. “Instead, the opposite happened, and real estate exploded.” As evidence, he cites sales last year of \$61 million in residential lots and homes at Brasada Ranch. He said the average turnaround for homes and homesites is less than thirty days if priced relative to the market. Lots swing from \$200,000 to \$600,000, and homes typically sell in the \$1.5 to \$3.5 million range.

The master plan permits a maximum of 750 home sites. Currently, the ranch has 273 finished homes with fifty-four under construction and another twenty-four in design review. Roughly 450 people live on the ranch while another 150 own a second home there. “Most people when they come to Central Oregon are looking for the expansiveness this area naturally provides,” Cornelius said. “Brasada wanted to capitalize on that and give people room to breathe.” Lot sizes range from a half-acre to two acres, with roomy setbacks and no so-called zero-lot lines common in high density housing in other parts of Central Oregon. “We’re never going to have homes next to one another,” he said.

Feeder markets for home sales have consistently been Portland, Seattle and the Bay Area. “The pandemic had people realizing they need to slow down and enjoy more time with the kids in this wilderness expanse that is Central Oregon,” Cornelius said. “Brasada is a basecamp with a sixty-mile radius of all types of outdoor experiences.”



“EVERY DAY IS LIKE BEING ON VACATION. IT’S AN INCREDIBLE PLACE TO LIVE.”

TRADING HUSTLE AND BUSTLE FOR LIFE AMONG THE JUNIPERS

Not all residents come from outside the area. Jerry Jackson, who was born and raised in Bend, and his wife Kim, were ready to sell their home on Awbrey Butte. They planned to downsize and build or remodel a home that could accommodate an adult son with muscular dystrophy.

“We couldn’t find a lot in Bend, and existing houses were so close together,” Jerry said. They connected with a friend who was building a home in Brasada. “We looked at the plans and got excited,” he recalled. “It was perfect for us—no steps, and it had accessible hallways and an accessible bedroom.”

The family moved into the home in July 2018. “After forty years in Bend, I was over the hustle and bustle of Bend and tons of traffic on the west side,” Kim said. “People asked why we’d want to live among the junipers, but we’ve found they have a special beauty, and the desert is home to bobcats, coyotes, deer, rabbits, hawks and other wildlife.” The Jackson’s home, like all others at the ranch, has a commanding view of the Cascades, and is consistent with the native color palette and Western Ranch architectural theme. The property is LEED gold and Earth Advantage certified for energy efficiencies and environmental sustainability.

Instead of feeling isolated, the couple discovered a strong sense of community where residents often meet at the pool or for bike rides and hikes, book groups and nights around a firepit listening to live music at one of the restaurants.

The resort part of Brasada features sixty-five cabins and eight suites for nightly rental, indoor-outdoor pools, a spa, a golf course, horseback riding, fishing ponds, a dog park and an athletic center. In other words, it’s a perfect playground for grandkids, friends and family to visit. Plus, residents have access to members-only parts of the resort. “We had no expectations when we moved out here,” Jerry said. “Every day is like being on vacation. It’s an incredible place to live.” **BD**





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MASTERS OF APPLIANCES

BEHIND THE SCENES AT
JOHNSON BROTHERS APPLIANCES



“PEOPLE HAVE APPLIANCES FOR SEVERAL DECADES. IF YOU’RE GOING TO BE SPENDING MONEY ON SOMETHING AND YOU’RE GOING TO BE USING IT DAILY, YOU WANT TO TRUST WHO YOU’RE PURCHASING THROUGH.”



While shopping for a new stove, refrigerator or mattress isn't something people do every day, choosing the right one is a decision bound to impact a shopper's daily life for years to come. And whether the purchase is a high-priced range poised to be a statement piece for an entire kitchen, or a compact pizza oven to fire up in the backyard, the shopping experience and selection process is key for ensuring the right product ends up at home. Enter Johnson Brothers Appliances, an independent Central Oregon appliance dealer that's quietly commanded a chunk of the appliance market in the region for more than seven decades. The company has a rich family history that's stood the test of time, economic downturns and shifting trends, and today is growing and thriving along with the region's booming building industry.

HISTORY IN THE MAKING

The Johnson Brothers Appliances story dates back to 1950, when Vernon and Charcelene Johnson first founded a home products store as an extension of Vernon's general contracting business. At the time, Vernon was a home builder, eventually constructing dozens of homes in the Bend area, including many on the hilly portion of west Bend that includes NW

Portland Avenue and NW Vicksburg Avenue. In the early days, the new home products store was called The Home Center, and carried things like carpeting and paint in addition to appliances, according to Vernon's grandson, Dave Johnson. "He started the business as a supplier for things he needed to build houses," Dave said. The business eventually came to specialize in home appliances and televisions, serving the tri-county area of Deschutes, Crook and Jefferson counties.

The company has always been a family affair, with Vernon's son, Bob Johnson serving as a longtime employee and eventual general manager, Vernon's daughter Charcie Madsen managing accounting and Bob's wife, Marsha Johnson, managing advertising and administrative functions. As children, Bob's sons Dave and Brian were often found at the business, then located at Northeast First Street and Franklin Avenue. "As a little guy, grandpa would pay me to break down boxes, and in high school as soon as I got my driver's license I started doing deliveries and service calls," Dave said. In 1980, Vernon changed the store's name to Johnson Brothers as an homage to his two young grandsons. Bob took over the store in 2000, and after his untimely death in a car accident in 2015, his sons stepped in to take over ownership and operations. "Having something like this to step into has been an incredible opportunity, and I

love building on the hard work that dad and grandpa did over the years” said Dave, who retired from a twenty-year career in the Air Force to return to Bend and become general manager of the business. “I really enjoy the challenges of small business. It’s a different mission than we had in the Air Force, but it comes with daily challenges, risk and reward.” Dave’s brother Brian stepped down from his career as a pastor to provide leadership in logistics, finance and personnel for the business.

INTO THE SHOWROOM

The Johnson family’s hard work building the family appliance business is best seen at its showroom on Azure Drive, near U.S. Highway 20 and just east of Pilot Butte, a location the company has called home since the 1990s. Inside, customers will find one of the largest inventories of appliances and home essentials in Central Oregon. Inventory includes large cooking, laundry and refrigeration appliances, vacuums, smaller tabletop appliances, mattresses and appliances for outdoor kitchens and grilling. The 30,000-square-foot showroom offers a chance for customers to browse through aisles of appliances and products while learning more from a small sales team with a combined 200 years of experience in the appliance industry.

While in the past, a larger percentage of the company’s sales were tied to builders, the business model has shifted to cater to

a more equal mix of contractors and individual buyers who are building, remodeling or reinvesting in their homes, Dave said. During the pandemic, people’s discretionary spending shifted from travel and experiences to investing within their homes, something that brought many new customers into the showroom. “We’ve definitely seen more of that retail traffic,” Dave said. “At one time appliances used to be more of a luxury, but today they’re more of a necessity. Being able to fill that need is rewarding.”

TRACKING TRENDS

The sales team at Johnson Brothers is uniquely positioned to keep up with the latest in appliance and home design trends, gathering input from customers and appliance manufacturers as styles change. One newer trend is more high-tech appliances offering “smart” features, such as refrigerators with cameras inside that can be viewed remotely—convenient when a person is at the grocery store racking their brain to remember what they’re running low on. New refrigerator technology today can also help with food waste in the United States, by using humidity, temperature and airtight compartments to keep food fresh longer. “Manufacturers have really refined the refrigeration process to do it as efficiently as they can,” Dave said. “Storing food at home, if you apply a scientific approach to it, can optimize the preservation of food.”





Elsewhere in the kitchen, new trends in ovens and ranges have included luxury statement range pieces, sometimes in bold colors, that can become the focal point of a kitchen. High-performance, six-burner ranges with all the bells and whistles or vintage-inspired dual cooktops with ovens and warming doors below can fetch top dollar prices in the name of both function and design aesthetic.

Another trend in the appliance world is the addition of more small appliances and accessories based around function and fun. At Johnson Brothers, shoppers can find wine dispensers that scan a wine bottle label to optimize the temperature at which to store the wine, preserving it for 120 days after opening. A connected app allows oenophiles to see what their wine-loving friends currently have pouring. Another product on hand at the showroom is a compact and portable outdoor pizza oven, a great addition to a Central Oregon backyard kitchen, or for transporting to the mountain for the ultimate tailgating setup. “It’s a very well made product, but it’s not crazy expensive like some outdoor kitchen components are,” Dave said.

EXPERIENCE AND EXPERTISE

Over the decades, the company has earned the trust of many shoppers in Central Oregon, including homeowners, local builders and design professionals. “An advantage of a small business is you can build relationships over time,” Dave said.

One customer Johnson Brothers has gained business from is Bend designer Kerri Rossi, who exclusively sources appliances for her clients from the company. “People have appliances for several decades. If you’re going to be spending money on something, and you’re going to be using it daily, you want to trust who you’re purchasing through,” said Rossi, principal for KRM Interior Design and co-owner of Element Design Collective. Rossi said she works with a salesperson who has been with the company for more



than thirty years. “It feels like she’s family,” said Rossi, who appreciates the product education she gets from Johnson Brothers and ongoing support even after a purchase is complete. “Things can go wrong with appliances. Other appliance companies will tell you to call a one-eight-hundred number and figure it out. [Johnson Brothers] will walk you through the process, explain warranties and help you if you’re having questions or concerns.”

Whether a homeowner picks out their appliances on their own or works with a designer like Rossi, Johnson Brothers coordinates ordering the product or locating it in the showroom or warehouse, delivery and installation. In many cases, they also manage servicing of their appliances, or coordinating service through a manufacturer. A team of about thirty employees at Johnson Brothers are split between sales, delivery, service and administration, each playing a role in the success of every transaction. To see what the team is up to today and browse the company’s impressive selection of appliances and home products, stop by the showroom, open Mondays through Saturdays each week. **BT**

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SCRATCH PROTECTION



Paulsons in Portland, circa 1940s



The Paulson's Floor Coverings name may be relatively new to Bend, but the company brings with it 100 years of history as an Oregon-grown family business. Fourth-generation owner Tyler Paulson and fifteen-year employee Johnpaul Morton oversaw the company's expansion into Bend about three years ago, taking over the former Floor Décor location on Franklin Avenue from retiring owner Marvin Wodtli. "We'd been talking about coming to Bend for years, and the timing finally felt right," said Morton, who started with Portland-based Paulson's in 2007 and serves as general manager of the Bend location.

Shopping at Paulson's is an inviting and fun experience that is less chaotic than at a big box store. Here, customers—which include designers, individual homeowners and builders—are offered a personalized shopping experience, working with a sales professional to explore flooring styles, collect samples to take home and ultimately order products. Paulson's is well stocked with samples of carpeting, hardwood, luxury vinyl plank, linoleum, sheet vinyl, wall and floor tiles and countertops.

TRENDING DESIGNS

As the company has settled into Bend, the business has benefitted from Bend's fast-moving building and design industries. "It's been very busy," Morton said. "But it would be weird not to be busy in the current climate here in Bend. There's so much new construction, along with remodeling, additions and restoration work."

Among the trends piquing the interest of customers today are more patterned carpets using geometric shapes and floral designs, more glossy, handmade, Zellige tile, more interest in waterproof laminate flooring and ongoing interest in light and medium grain hardwood. Paulson's caters in part to local design professionals, who are welcome to use the showroom's private design studio to bring in clients to shop.



RICH HISTORY

Paulson's has a long history in Oregon, dating back to the early 1920s, when Guy W. Paulson founded the business. Those in the home and design industry will notice the company's Construction Contractor Board license number, CCB #205, reflecting just how long Paulson's has been around. As licence numbers are issued in sequence, new companies today have CCB numbers that are six digits long. Four generations of family ownership means Paulson's has spent decades building relationships and learning the flooring business inside out. "We have good working relationships, which can help us solve problems," Morton said.

One quality that helps the company stand out is its honest commitment to customer satisfaction, Morton said. While other companies might choose to value profits over all else, the Paulson family empowers employees to make sure customers are happy no matter what. "When you come in here, you're going to get more individualized, personalized service, and we really care," Morton said. "We want the customer to be completely satisfied when they're done." These values are something

“WE TAKE GREAT PRIDE IN HAVING MULTIPLE GENERATIONS OF FAMILIES RETURN TO US AGAIN AND AGAIN FOR THEIR FLOORING NEEDS.”

the company has carried with it over the past 100 years, according to owner Tyler Paulson. "Our customers are our number one priority," Paulson said. "We take great pride in having multiple generations of families return to us again and again for their flooring needs. In fact, many of our customers become our friends and we are incredibly grateful for our friendships throughout Central Oregon."

GIVING BACK

With the Paulson's Floor Coverings showroom bordering Northeast Second Street, the business has become familiar with Bend's houseless population, as many houseless individuals camp in the area. Despite the impact the presence of the houseless population might have on business at the showroom, it's become a social issue that staff have grown passionate about. Recently, the company used what

they know best—flooring—to give back, donating flooring for renovations at Redmond's new homeless shelter, operated by Bethlehem Inn. "It's something we've become passionate about, trying to bring the community and the city together, hoping to find solutions for the unhoused," Morton said. "We have tried to be a voice of compassion and reason."

This year, Paulson's Floor Coverings is continuing its expansion into Bend with a new warehouse location on Southeast Ninth Street, which will allow them to keep more stock on hand locally. Learn more about Paulson's Floor Coverings and see everything the business offers with a visit to the Bend showroom. 📍

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Under One *Roof*

A FAMILY AFFAIR
FOR BEND'S
GROWING
GREENLEE ROOFING

It was the mid 1970s when Cary Greenlee took his first job tacking shingles, looking to make some extra money to supplement his efforts as a preacher. He never imagined roofing would turn into a lifelong career and a family business he would one day pass on to his son, Nicholas Greenlee. But nearly fifty years after Cary first learned how to install roofing, he's built a company around the Greenlee name, earning a reputation as one of Central Oregon's finest roofing companies, something Nicholas is now carrying on.

FROM THE GROUND UP

After getting his start in roofing working in Texas and Montana, Cary moved to Bend in 1993 with intentions to be a preacher and help raise his growing family, which eventually included five biological and six adopted children. While Cary was only looking for enough work to stay busy and support his family, the business started to grow through word of mouth.



Cary & Nicholas Greenlee

“I never had any intention of creating a large company, I just wanted enough to pay the bills,” Cary said. “But I was never good at saying no, and it just started growing in spite of my efforts.”

The company specializes in residential roofing and re-roofing, working with local builders and contractors as well as individual homeowners who are building or seeking a roof replacement, which is typically necessary every seventeen-and-a-half years. For the most part, Cary grew the company organically, rarely using advertising or other means of marketing. “We’ve tried to work at having

a great reputation, and word-of-mouth is still a big part of how we get new jobs,” Cary said.

What sets the company apart are its strong values and a commitment to always do right by the customer, even if it means losing money on a job, Cary said. “I seriously believe we have the best ratings in Central Oregon and that didn’t happen by accident,” he said. “We work hard at pleasing customers.”

PASSING THE TORCH

Three years ago, Cary decided he was ready to pass the company along to his son and longtime employee, Nicholas. The father and son share the same company values, but have opposite strengths when it comes to running the business. Cary is great with people, but managed most of the company in his head and in big notebooks. Nicholas, on the other hand, has a stronger business sense and drills down farther into the numbers to ensure the business is running smoothly from a financial standpoint. “I’m taking the great reputation that my dad has built and bringing it to the next level,” Nicholas said. Among the modern updates Nicholas has helped oversee are changes to software used by the company, professionally-wrapped vehicles, marketing and more



“WE HAVE THE BEST RATINGS IN CENTRAL OREGON AND THAT DIDN'T HAPPEN BY ACCIDENT. WE WORK HARD AT PLEASING CUSTOMERS.”



long-term strategizing to ensure the company is successful well into the future.

Nicholas is excited to be in the driver's seat, but said he's committed to keeping up the company's reputation for quality work that they stand behind. "We've never had legal issues or [Construction Contractors Board] complaints, and that's because we come back if there's a problem with our work, and we stand behind what we've done," Nicholas said. In addition to Nicholas and Cary, many members of the extended Greenlee family are also involved in the company, making it a true family affair.

FORWARD THINKING

As the company grows and modernizes, one exciting development was Greenlee Roofing in early 2021 becoming an official Tesla solar roof installer—the first in Oregon and only company certified as such in Central Oregon. The Tesla solar roof uses active solar roofing tiles that generate solar power, often replacing as much as ninety-five percent of a home's annual electrical consumption. Tesla announced plans for the solar roofs about five years ago, and in 2020 started bringing on a limited number of contractors to become certified installers of the new technology. "When we heard rumblings that Tesla was going to be bringing on contractors, we were

eager to get involved," said Hobie Smith, sales and marketing director for Greenlee Roofing. Smith said the company has already installed multiple Tesla solar roofs in Central Oregon, and are pleased to bring this new product to the region.

While the Tesla solar roof is something new and exciting for Greenlee Roofing, the bulk of the company's work continues to be standard asphalt composition, metal and flat membrane roofs for new projects and re-roofs, and the business is growing about 30 percent each year with work from new and repeat customers. A company with humble beginnings, Greenlee Roofing now has about fifty regular employees, along with thirty or so sub-contractors they work with regularly. Nicholas said the company is able to continue this steady growth because of new and repeat customers who have positive experiences with the team. "We do sell a product, but in the end, we're dealing with people. And people don't just care that the product is good, but how they were treated and cared for," Nicholas said. "We care about the people, and we care about the final product." ■

Greenlee Roofing

19835 Fourth Street, Bend
541-316-9567
greenleeroofing.com
CCB# 224186



MALACE HOMES

BUILDING DREAM HOMES FOR
CLIENTS WHO BECOME FRIENDS

When empty nesters Jane and John Ross were looking to make the move to Central Oregon from the Willamette Valley, they worked with a realtor to explore what was available in the Sisters area. As they continued their search, the Rosses were introduced to Tom Malace, a homebuilder with a speculative home going up in nearby Brasada Ranch. The couple fell in love with the home's layout, and were able to weigh in on design choices later in the process. "It's everything we would have picked if we had designed the home," said Jane Ross, describing the single-level home with enough room for the couple, an art room for Jane's watercolor painting and guest rooms to house their two sons when they visit. Jane uses the 1,300-square-foot garage for training dogs in agility and obedience, and also has a horse boarded at Brasada Ranch.

The Earth Advantage certified, modern ranch-style home features tall ceilings, with 16-foot-wide glass folding doors opening to the outside, a stone fireplace and an expansive outdoor kitchen and firepit. "It's perfect for us," said Jane, who along with John moved in last October. The couple

said working with Malace has been a great process, and he's been available along the way to guide them through building phases, answer questions and follow up after they moved in.

FINANCIALLY MINDED

As a finance professional with more than twenty years experience, Malace had become an expert in the process of lending, securing financing for people to build or buy their dream homes back in Michigan. After moving to Bend for the outdoor lifestyle in 2013, and lending to builders, Malace wanted to try the homebuilding process himself, switching to full-time building in 2015. Malace runs a small company that values quality over quantity, building about six to eight new custom and speculative homes each year, including those in Brasada Ranch, in Sisters, and in Bend on Awbrey Butte and in the new Shevlin West development. The company offers a full range of design and build services, including financing assistance, home design, interior design and production. The company employs its own builders, including excavators, framers and carpenters. Malace said he takes pride in

“THE HOMES WE BUILD BECOME PLACES TO **MAKE MEMORIES**, RELAX, ENTERTAIN FRIENDS AND FAMILY, AND **CREATE TRADITIONS.**”

working alongside homeowners, listening to their wants and needs and building homes that are functional and beautiful. “I really do try to put an exceptional amount of value into what we build,” he said. Malace’s hard work has been recognized twice by the Central Oregon Builders Association’s Tour of Homes, as a Green Building award winner in 2019 and a Best Kitchen award winner in 2020.

HOMEBUILDER TO FRIEND

In the Shevlin West neighborhood of Bend, Malace is busy working this spring on a home for Chris and Gretchen Jackson and their children, Chloe, 16, and Oliver, 18. The family moved to Bend from Fremont, California and after connecting with Malace, hired him to build a 3,000-sqaure-foot home, a process the Jacksons have been involved with from the start. “I think you have to be super involved, as there’s a lot of decisions, more than we anticipated,” Chris Jackson said. “Tom did a good job of keeping us excited and always moving things forward, but also keeping things realistic. You can tell that he cares.”

Malace has come to know many of his clients on a personal level, sharing with them his love of Central Oregon and hobbies such as alpine skiing, fly-fishing and hiking. “When it comes down to it, most of my clients are friends,” said Malace, who plans to build his own family home down the street from the Jacksons in the near future. “We take people’s dreams for their home, turn them into a reality and a place they can be proud of,” Malace said. “The homes we build become places to make memories, relax, entertain friends and family, and create traditions.” ■

Malace Homes
541-408-2178
malacehomes.com
CCB# 208332



DESIGN
PROFILE



Tom Malace

design FINDS

Hunter Tieg Bowls

AUSTIN MERCANTILE

From a new shop in the Brookwood Meadow Shopping Center specializing in a hand selected array of unique decor, gifts, wine and beer. The store features items from around the globe as well as many locally made treasures. Hunter Tieg, a talented local potter, created these beautiful bowls. He makes all of his own glazes out of ground rocks and minerals to create one of a kind works of art. **\$45 each**
austinmerc.com 541-797-0037



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Antique Valley Nightstand

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villageinteriorsdesign.com



Textile Additions

GATHERED WARES

If your spaces could benefit from some more texture and dimension try some textile additions. This vintage Turkish runner paired with coordinating Turkish pillows is an easy, quick way to update any room. Mix it up by throwing in a sheepskin rug—great on couches, beds, floors and entryway benches.

Rug \$425, Pillows \$40 to \$98,

Sheepskins \$110

gatheredwares.com

541-389-2566



TIME FOR A KITCHEN REFRESH

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THE HEART OF THE HOME



Live Plants

It's easier to remember to water the plants when they live close to the kitchen sink. Resilient succulents, edible herbs and soothing aloe vera are all good choices.

Unique Lighting

In addition to pendant lights and chandeliers, contemporary track lighting is proving a popular way to brighten up the kitchen.

Massive Islands

The oversized island in this Central Oregon home is a perfect gathering spot in the kitchen, which many refer to as the “heart of the home.” Islands serve double duty as eating areas and spaces for non-dining activities, such as workspaces and kids activity areas.

What better season than spring to clean, spruce up and reimagine the kitchen? Expect to see kitchens (and rooms throughout the house) showcasing more of the color green—on walls, cabinets, accessories and tile. Speaking of tile, keep an eye out for more textured and natural stone varieties and fewer grout lines. Innovative technology is making its way into new appliances large and small, with features aimed at making our lives easier. The kitchen is a central gathering place in the homes of many, and a wonderful space to experiment with the latest and greatest in home design trends.

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Go Green

The color green is trending in design for 2022, with Behr, Sherwin-Williams and Benjamin Moore (“Essex Green,” pictured) all choosing shades of green as color of the year. Green pairs well with neutrals as paint for walls or cabinetry, as a tile or in greenery throughout the house.



Natural Stone

Tiles with natural texture and variation, including Moroccan zellige tile are trending for walls, floors and backsplashes.



Touchscreen Toaster

Revolution InstaGLO R180 2-Slice High Speed

It's about time toasters had a high-tech makeover. The first-ever touchscreen toaster uses sensors to precisely prepare toast, with a custom process considering specific bread type. Enjoy perfectly browned and crisped toast in a fraction of the time compared to traditional heating coil toasters.

\$349.95, revcook.com



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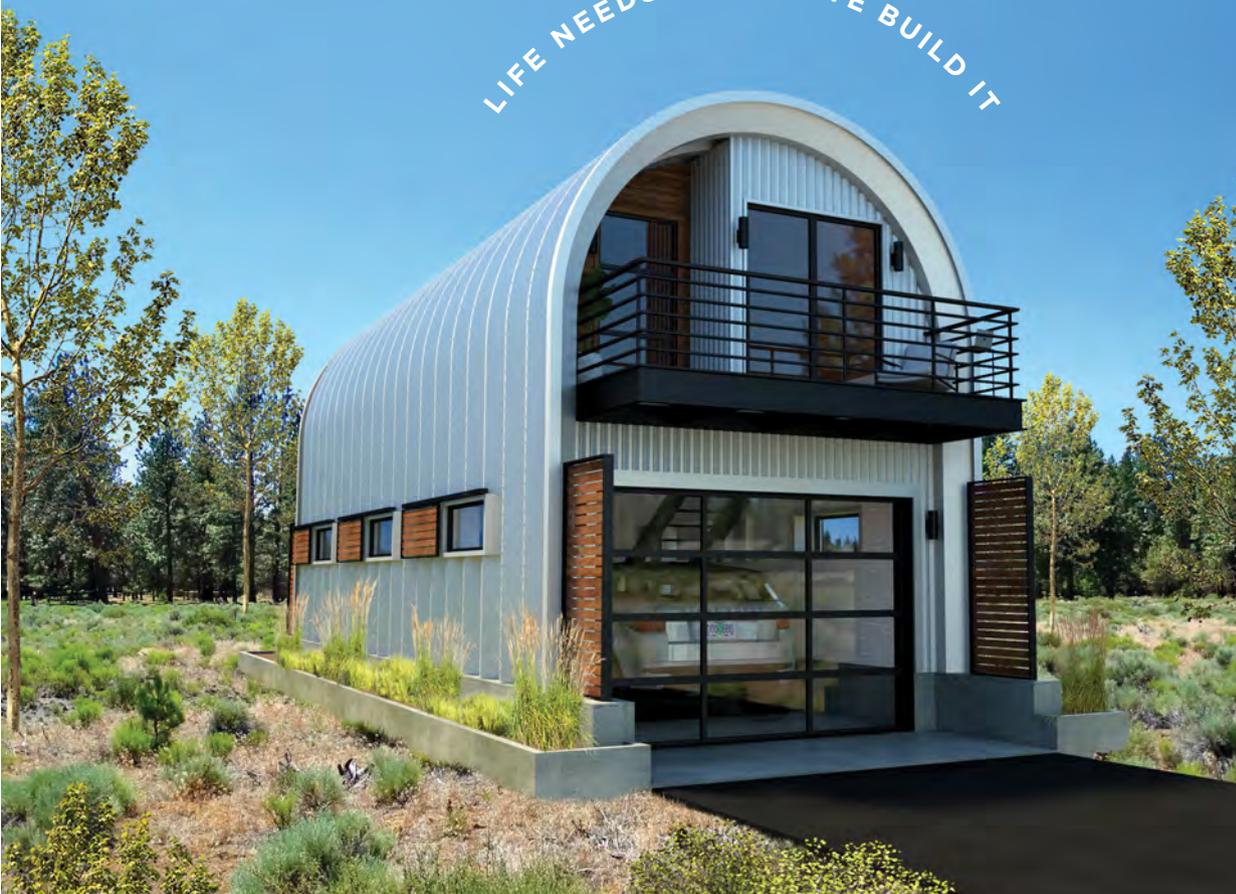
Food Processor

Cuisinart Kitchen Central 3-In-1 Food Processor

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BRING THE SPA *Home*

TIPS TO CREATE A SPA-LIKE BATHROOM

WRITTEN BY GRANT WOODS

The goal of creating a spa-like bathroom is to feel enticed into a serene atmosphere, to be pampered and to leave renewed. The difference between an ordinary bathroom and a spa-like space hinges on both design and detail. For some, the anticipation of stepping into a freshly remodeled steam shower might transform the experience from average to extraordinary. For others, a bamboo bath mat and a lush houseplant might be enough to boost the charm.

While bathrooms are a necessity for modern living, all are not created equal. Here are a few ideas for turning an ordinary bathroom into a revitalizing space.

CREATING AMBIANCE

It's no secret that people flock to Central Oregon seeking the beauty of the outdoors. Connecting the outdoors with the indoors is one way to create a spa-like atmosphere, according to architectural and interior



PHOTO LINDY GALLOWAY, MELLON STUDIO



Sauna

Nothing says “day at the spa” like unwinding as toxins are released from the body. Bring on the heat.

Lighting

Opt for bulbs labeled “soft” and “warm” and neutral fixtures.



designer Kirsti Wolfe of Kirsti Wolfe Designs in Bend. Wolfe has thirty years of experience in transforming ordinary bathrooms into zen sanctuaries. She makes a point in her design work to examine and accommodate for all the senses. Iridescent glass shower tiles might offer visual and tactile satisfaction, while a Japanese soaking tub provides the feel of a hot spring. “A simple fountain or water feature can add that sound quality of nature,” Wolfe said.

When going for the spa-like feel, it’s essential to sweep out things that make a space feel busy in order to inspire peace. For starters, minimize objects in sight. Shoot for clean lines and large tile slabs to avoid a grid of grungy grout lines.

INVITING LIGHTING

Light is one of the key factors in turning a room referred to in the past as a “water closet” into a spa-like oasis. Optimize natural light by any means necessary. If installing skylights or expanding the current window dimensions are possibilities—do it. Improving both natural and vanity lighting in bathrooms is something Patricia Julber, owner and design director of Bend’s Complements Home Interiors, implores her clients to do. Tantalizing touches such as a small chandelier, visible from the bathtub, have also become a popular addition.

Julber also noted chromotherapy as an emerging technology



for showers—utilizing colored lighting, adjustable via smart device, to affect mood, physical tension and even mental health. At the very least, it’s nice to have an option for dimmable lighting and adjustable color. The last thing anyone wants are added wrinkles from squinting into harsh lighting.

WET ROOMS

Wet rooms are a relatively new bathroom design trend that may be intensive to create, but worth every ounce of effort. A wet room creates an all-inclusive, waterproof area for a shower and/or bathtub. These areas are visually appealing, allow for easy accessibility and can add value to a home. To make a wet room both beautiful and functional, don’t skimp on the waterproofing.



Include a comfortable bench in the shower, and consider heated floor tiles outside the wet room to avoid a chilly slap back to reality when exiting the wet area.

In both wet rooms and areas of traditional bathrooms, there is a growing desire for large format tiles, Julber said. “It used to be exciting to have a twelve-by-twenty-four-inch-tile, but now there are twenty-four by thirty-six or twenty-four by forty-eight inch tiles—the less grout lines you have, the less grout lines you have dirt in,” she said.

GETTING STEAMY

Space permitting, a sauna might offer the greatest return on investment in terms of health and wellness, and it certainly evokes the feeling of being at the spa. In addition to being a luxurious addition to a home, according to a study shared by Harvard, sauna use might actually prolong your life, too. The

study showed that regular sauna use by middle-aged men in Finland reduced the rates of death by 24 to 40 percent, depending on how many times a week the sauna was used over an average time period of twenty years. What better excuse can there be to bring a sauna into your high desert home?

Aside from the traditional wet or dry sauna, infrared saunas are becoming more popular for their ease of installation and acclaimed health benefits. For those who are not ready to pull the trigger on a sauna, a steam shower is a great compromise. “People love a steam shower when they’re coming down off the mountain. They’re cold and chilled to the bone—it’s wonderful,” Julber said.

LITTLE SPA DETAILS

With accessories, use the wisdom of iconic architect Ludwig Mies Van Der

Wet Room

The open design of a wet room is sure to bring a feeling of spa-like luxury to a bathroom.

Rohe, who said “Less is more.” Moving products into reusable, label-free containers makes for less visual input and more serenity, while voice or touch-activated faucets add functional luxury without demanding additional space.

Last but not least, regardless of budget—including a bidet is another great bathroom accessory. After the toilet paper shortages of the past couple years, this accessory can offer peace of mind well into the future. Overall, creating a spa-like bathroom is something that will pay off on a daily basis. No reservations necessary, no time-limit, and no compromise in comfort or happiness. ■



THE HOST WITH THE MOST

BEVERAGE BARS THAT BRING
ENTERTAINING TO A NEW LEVEL

WRITTEN BY NOAH NELSON





Picture this—it's Friday night, and you're entertaining guests. Maybe it's the boss and some coworkers, maybe it's the in-laws and extended family. Or maybe it's just close friends having an impromptu night in. Whatever the scenario, having a designated beverage area can help when hosting guests, whether it's keeping people out of the kitchen or becoming a beautifully crafted centerpiece that sparks conversation. Here are some tips from local designers on how to go about building a beverage station in your home, whether it's for cocktails, craft beers or coffee.

EVALUATE THE SPACE

The first step to planning out a new beverage area is to evaluate the space it will sit in. A design consultant can help start the process. "Identifying a suitable

location is, of course, heavily influenced by the layout of the existing home," said Paul Haigh, a design consultant with the Bend office of Neil Kelly Company, a remodeling firm. "Will the beverage station be in proximity of the kitchen—popular in great room designs—or in a separate space, like a formal living room, for example."

A beverage area, whether used to house all the ingredients for coffee or to show off cocktail glasses and ingredients, should work with the rest of a home's design, according to Julie Hakala and Janet Powers, owners of Blended Metal & Wood, a Bend company specializing in wood and metal wall accents, but also offering standalone beverage stations to customers. Whether the rest of the house is rustic, modern, vintage, boho or any other kind of style, it is important to design a beverage

station that complements the rest of the house, the women said.

DECLARE A FUNCTION

To declare the function of your beverage station, homeowners should ask questions that help determine how the beverage station will be used in the house. "Will the host be mixing and pouring drinks at the beverage station, or will it just be used for drinks and glasses storage with the pouring taking place elsewhere?" Haigh said. "Does the host want guests gathering there, or somewhere else?" If the beverage station is located near the kitchen, homeowners can decide whether they want a larger station to hold all the alcohol, mixers

Tip:
Open shelving puts the drink selection on display and offers ample room for decoration.



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“IN MOST ANY SITUATION...FOLKS WANT TO **MAKE A STATEMENT** WITH THEIR BEVERAGE STATION.”

and glasses, or a smaller station used just for mixing, not storage.

The fun part, and maybe one of the difficult aspects of designing a beverage station, is the fact that they can be done in so many different ways; it all depends on how and where the homeowner wants people to gather. Some people might prefer a large, all-in-one station in the entertainment room if they want to keep the libations all in one place, and free the kitchen from unnecessary foot traffic. On the other hand, some people will prefer a much smaller station built off an existing counter and cabinets that is not used as a gathering space, and instead is used as a place where they can store just the essentials for morning coffee. Regardless of an individual's goals, it is important to declare the function of a beverage station before any steps are taken to build or purchase one.



Tip: Beverage stations aren't reserved only for cocktail hour. Try a setup built to wow guests with barista-quality espresso drinks.



STYLE THAT STATION

“In most any situation other than providing a convenient storage location, folks want to make a statement with their beverage station,” Haigh said. “We see this leaning more toward modern themes and clean lines; quartz countertops, glass shelves and LED lighting prevail. Providing hidden keg storage and providing beer taps, here in craft brewing country, is also popular.”

Hakala and Powers enjoy how

beverage stations are so versatile in their design. These stations can have light fixtures, artwork or a mirror on the back wall, and creative, yet functional ways to store cups such as hanging them on hooks. Homeowners can get creative here and really try anything, like adding plants for a splash of green, additional shelving for stylish storage, exposed lightbulbs hanging from the top, a TV on the back wall or even a small herb garden so ingredients such as mint or basil

Tip:
Add a kegerator and countertop tap for pouring your favorite Central Oregon brews. Boneyard RPM, anyone?

can be harvested and added to any drink as fresh as possible.

With a well-stocked beverage area in your home, spontaneously entertaining and wowing guests will be easier than ever. It’s a convenience, a talking point and just a fun way to add some personal style to hosting. **EH**

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Eco-Friendly SPRING

CLEANING & SUSTAINABILITY HACKS GOOD FOR THE EARTH

WRITTEN BY KAILEY FISICARO



Setting your home up to be more eco-friendly doesn't have to feel daunting. You may already have the items and tools you need at home to live a more sustainable lifestyle. Beyond the products, it's often just a matter of picking up good habits to promote sustainability.

So, what's the "secret recipe" for starting sustainable practices at home? "Be realistic about developing new habits and take the time to set yourself up for success," said Udara Abeysekera, program manager of the Rethink Waste Project at The Environmental Center in Bend.

Abeysekera suggests committing to one or two habits a month and adding on as you master each one. There are products that can help us in our sustainability journey, but it's important to be intentional about what we buy: like if finding a nice soap dish encourages us to stop buying plastic pump soap for good. "Think creatively about how you can use what you already have, instead of rushing out to make eco-friendly swaps. Before you know it, you'll be a sustainability pro and ready to take your commitment to sustainability out into the world."



Cut Food Waste

When you get home from the grocery store or farmers market, take the time to properly store your food to keep fruits, veggies and more fresh longer, helping you prevent food waste, Abeysekera suggests. The Oregon State University Extension Office offers great reminders in its food storage guide. Store cut fruits and veggies in the fridge and keep milk, eggs and butter in the coldest part of the fridge, usually toward the back or closest to the freezer. Learn which foods do better with breathable or airtight packaging.

Cool Composting

While the goal is to prevent waste in the first place, food waste does happen. Abeysekera recommends composting wasted food in a backyard pile, trying a worm bin or opting into yard debris service with the City of Bend, which allows compostable food scraps. Keep a small compost container inside so you don't have to run out to the backyard every time you have an apple core or carrot tops to dispose of. Bamboozle's Bamboo Composting Bin is a beautiful option for your kitchen countertop. Made of biodegradable and durable bamboo fibers, the bin has a breathable lid, odor-blocking filter and comes in four fun colors.

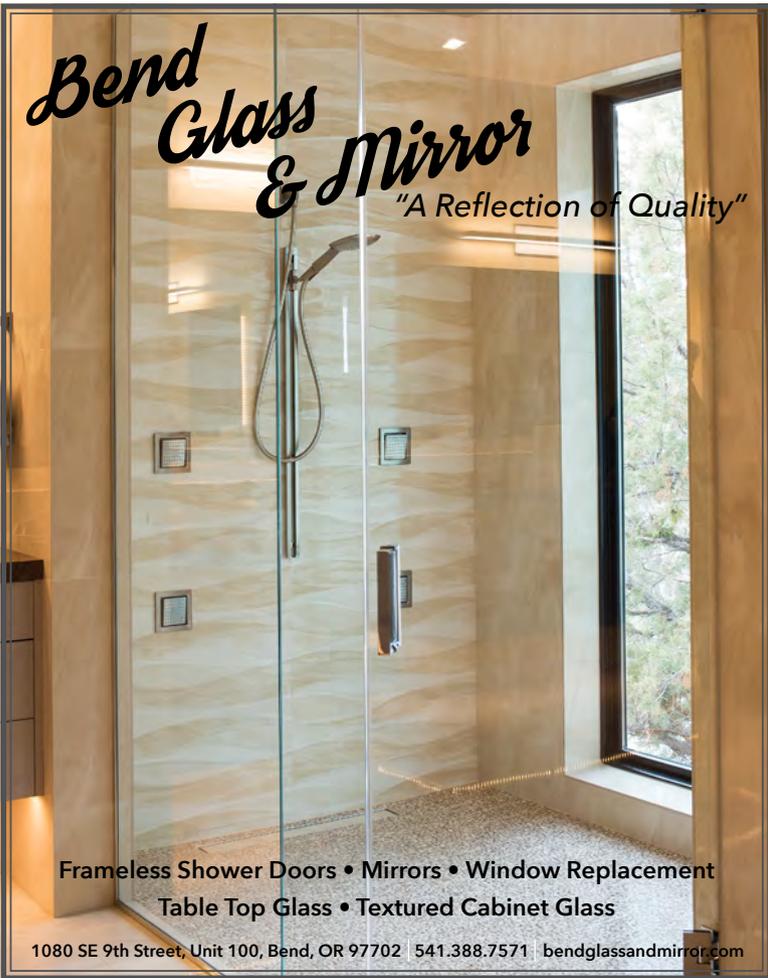


Build Sustainably

If you're thinking big, considering a home improvement project or working on a new build, one Bend-based company offers thoughtful options when it comes to choosing flooring, countertops, stoves and more for your home. Brilliant Materials considers how products are sourced, their durability and energy use, offering alternative options such as countertops made of paperstone, recycled glass and recycled quartz as well as natural cork flooring and more.

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Recycle Right

Hoping an item is recyclable and tossing it in the recycle bin instead of learning the collection service's recycling requirements and following them can actually end up sending more to the landfill. If too many non-recyclables are mixed into your recycle bin, it can be considered contaminated and put in the landfill pile. Abeysekera said that items like cartons, frozen food packaging and to-go coffee cups are usually made of cardboard that is lined with plastic, wax, foil and other materials that help keep that packaging from falling apart. These materials are unable to be separated back out in our recycling systems, meaning they must go in the trash.





Easy on the Heat

Using hot water takes energy and water, not just when you're taking a shower or running a bath, but when you're running appliances like your washer and dishwasher too. Use cold cycles whenever possible and don't use the heated dry cycle on your dishwasher. Instead, consider opening the dishwasher door to allow the dishes to air dry.

Soapy Swaps

For the bathroom, swapping to bar soap versus bottled soap can cut down on packaging. "Make the switch from bottled hand soap to locally handmade, zero waste or low-package bar soap," Abeysekera said. A self-draining soap dish is not only an eye-catching addition to your bathroom countertop, it helps make using bar soap convenient and mess-free.

Handwashing dishes? Next time you're out of dish soap, try City Maid Green's Dish Soap Bar, available online or at Bend retailers including The Pantry, Newport Avenue Market or C.E. Lovejoy's Market. The Bend-based company describes the orange essential oil-infused bar as creating "lush suds" for cutting grease. www.citymaidgreen.com



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LIVING Décor

HOW HOUSEPLANTS ARE THRIVING IN HOME DESIGN

WRITTEN BY NICK ROSENBERGER

Dull. Drab. Dark. For some, these can be the emotions and feelings evoked in a space without plants. Those magical, green, life-sustaining organisms give off a wonderful feeling and can be so much more than just an afterthought sitting on windowsills. Plants can add color to any room; they can add subtle details that accent a room or they can be statement pieces that wow guests.

In Bend, the dry climate is one of the biggest obstacles for many houseplants, yet it is possible to implement plants effectively and functionally within a home's design. "It's just another element of design, like how you would use color to create a feeling in the room," said Janessa Reynolds, owner of FigLeaf Plant Shop in downtown Bend. "It just really creates this more interactive, alive feeling in a room."

LIGHT THE WAY

The first step to implementing plants into your design is to take stock of the space with an eye toward lighting. "Really take your lighting and your home into account before you buy your plants," said Erin Hasler, owner of Root Adorned, a home goods store in Bend's NorthWest Crossing packed with plants. "So make sure you know where you have room for them, what direction your windows face, what kind of light they're going to get each day."

Once you do this, you can bring that information to a plant shop and they can help you find specific plants that will thrive.



Branching Out

Whether subtly incorporated into open shelving or taking command of a credenza, plants are sure to elevate a room's design.

TACKLING DESERT AIR

Bend's dryness is one of the biggest battles for keeping plants alive here since most houseplants come from tropical climates such as Florida. Buying a room humidifier or regularly misting plants can be a great way to combat this. Create humidity for plants by filling a tray with rocks and water then placing a plant pot on top of the rocks. The water will evaporate throughout the day and create a microenvironment around the plant, said John Kish, owner of Somewhere That's Green, another plant shop in Bend.

KITCHEN AND BATH

Dryness can also be balanced by placing plants in bathrooms and kitchens. The humidity created through shower steam or a pot of boiling spaghetti can help replace some of that missing moisture. "It just adds tons of freshness and makes it feel clean and bright and kind of fresh, which is what we want in those areas of the homes," Reynolds said. She highly recommended ferns, calatheas or any other moisture-loving plants.

Lighting, however, can be tricky in these rooms. The marbled or frosted glass common in bathrooms cuts down on light particles and makes it difficult to sustain plant life. Choosing plants that do well in indirect light can help. Additionally, having a skylight can help plants receive the kind of light they need while also benefiting from the increased humidity.

In bathrooms, plants can serve as a focal point and help create a relaxing environment. "If you have a really nice bathtub setup, I think having a really nice large focal point like a tree is really cool, and adds a really nice weight of naturalness in something that is usually filled with porcelain and glass and plastic," Kish said. "I've also seen a couple bathrooms with a lot of hanging plants, and that's also really cool," he said. "Aesthetically, it just looks really relaxing with lots of vines and you just make your own garden oasis."

In kitchens, plants can serve as a tabletop centerpiece or liven up an area

used for entertaining. "Having one or two countertop plants is really great for entertaining," Kish said, "because it's kind of a natural centerpiece that continues to keep living."

ADDING TO THE AESTHETIC

Depending on a home's existing design style, various types of plants can complement color schemes, furniture and textiles already in the room. For modern homes with lots of glass tables and metal accents, terrariums or using glass pots could be a great fit. Snake plants or euphorbias with their clean, straight lines "work really beautifully in a modern home," Hasler said. For rustic homes, she recommended more traditional plants such as the classic fiddle leaf fig or traditional ficuses. For bohemian homes, Reynolds recommended playful plants like philodendrons, pothos, or schefflera. Using wicker baskets can help create a more bohemian feeling as well, even for more dramatic plants such as fig trees. ■



LEFT: Think high and low when weaving plants into a room's design. TOP: Fast-growing philodendron birkin thrive in the bright, humid environment of bathrooms.

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Spring Grilling

THREE FRESH IDEAS TO
SPRUCE UP YOUR COOKOUT
WITH LOCAL INGREDIENTS

WRITTEN BY NOAH NELSON

When the clouds clear up, the sun shines and spring weather finally graces Central Oregon, friends and families around the region will be firing up their grills. This spring, consider grilling up some of these awesome local ingredients, taking inspiration from the recipes here.

THE PROTEIN: *Chicken*

A crowd-pleaser for any age and picky palates, grilled chicken is a tried and true classic that will undoubtedly be seen on grills across town. As versatile as it is delicious, grilled chicken can be the centerpiece on a cookout plate, seasoned and slathered in BBQ sauce, or tossed into a salad for a savory protein boost.

Locally, there are plenty of great

options for fresh and all natural poultry. Great American Egg is an aptly-named poultry farm near Powell Butte supplying factory-free eggs and meat to Central Oregon. HolmesStead Ranch is just nine miles east of Bend down Highway 20 and offers chicken, as well as pork, goat and turkey; all raised free-range and antibiotic/hormone free.

Soak in the Flavor

A quick marinade can bring out tons of flavor and juiciness from grilled chicken. Remember to marinate for a minimum of thirty minutes, and don't be afraid to get creative!



Start with a base such as olive oil, salt and pepper and build on flavors from there.



For Mexican flare, add fresh sliced jalapeno or serrano peppers, cilantro, lime juice, garlic and cumin.



For an Asian-style flavor, try using chili or sesame oil instead of olive oil, and add soy sauce, ginger, garlic and chili paste.



THE FRUIT: *Peaches*

Throwing fruit on a hot grill might sound odd, but try grilled peaches and your perspective is likely to change. The heat from the grill can intensify the natural sugars and help them caramelize, similar to grilling onions. The result is a sweeter, softer and slightly smokier flavor that can be enjoyed on its own, tossed in a sundae or parfait, or added to a vibrant salad.

For tasty Oregon-grown peaches, try Thomas Orchards, which has produced high-quality fruit on a family run farm since 1947, just outside of Kimberly, Oregon. Cody Orchards, also family run, has served fresh fruit just outside of Hood River since 2006.

All Dressed Up



To offset the sweet, caramelized peaches, try using a darker, slightly bitter salad green such as arugula.



A soft and creamy goat cheese can go well with the sweetness while offering a rich flavor, while a harder and bolder feta or blue cheese can add a stronger flavor and texture.



For more texture, try adding candied pecans or walnuts for sweetness or roasted pumpkin seeds or hemp hearts for a more savory taste.



For dressing, try either a sweet or citrus vinaigrette, and avoid heavy, dairy-based dressings like ranch or blue cheese.

THE VEGETABLE: *Artichokes*

A savory appetizer that's also visually appealing, artichokes are often neglected when it comes to spring grilling, but that's worth reconsidering. Grilled artichokes can be a bit tricky for new chefs, but with the simple addition of salt, lemon juice and butter, home cooks can turn an artichoke into a dish that'll have people talking.

Artichokes unfortunately don't tend to grow too well in our Central Oregon climate. However, the Oregon Coast offers much more favorable growing conditions for artichokes. If you want to purchase as locally as possible, consider trying out Bear Creek Artichokes, a small farm on the highway between Lincoln City and Tillamook.

Prep Work



Try steaming a batch of artichokes for about twenty minutes before throwing them on the grill.

Artichokes require a very moist cooking method, otherwise they will dry out. Once the steaming process is done, put them on the grill for five to ten minutes; just long enough to get some grill lines.



MAYO AIOLI

Serve the final product with a mayo-based aioli. Try mixing one-third a cup each of mayo and greek yogurt into a bowl with garlic, lemon juice and salt and pepper to taste.



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Built in 2017 by Woodhill Homes, this charming single-level home welcomes you with its covered front porch. The vaulted great room features a gas fireplace flanked by built-ins and adjoins the sunny corner dining area with large windows. The kitchen with quartz countertops, stainless steel appliances, and island with seating opens to the covered back patio and landscaped, fully fenced yard. Primary suite offers separation from the other two bedrooms. Extra tall garage with built in shelving. 3 beds | 2 baths | 1,665 sf | Located in SE Bend.

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2452 NW DROULLAIRD AVE, BEND

Beautiful home in Northwest Crossing provides easy access to NWX amenities & an easy walk to the Galveston corridor for shopping, restaurants, etc. Hardwood floors throughout the main living areas. Gorgeous kitchen fit for a chef. Private primary suite on the main floor with spa like bath & 2 large bedrooms, full bath and a bonus room located upstairs.

\$1,650,000



229 NW FLAGLINE BEND

Completely repainted on the interior and fresh exterior paint makes for great curb appeal in Skyliner Summit. New solid surface countertops, light fixtures and carpeting throughout. Fantastic floorplan with open great room, light, bright kitchen and eating bar. Spacious main suite with spa like bath and large walk in closet.

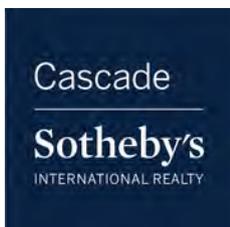
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18655 MACALPINE LOOP, BEND

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2480 THRUSH COURT

Gorgeous single-level contemporary in the highly sought-after gated community of Eagle Crest Resort! Great room floor plan with office and formal dining room. Soaring ceilings, travertine floors, built-ins, and gas fireplace. Entertainer's dream kitchen with large island, built-in buffet with china display, Viking 6 burner gas cook-top and downdraft, newer Samsung double ovens, new Panasonic microwave oven, and Fisher Paykel double-drawer dishwasher. Expansive deck and patio with beautiful autofill water feature and Marquis Resort Spa. Master suite with walk-in closet, large rooms, tankless water heater, new interior and exterior paint, and the heat pump was replaced in 2021.

MLS# 220141246 | \$1,100,000



10625 ROCKSIDE CT

Gorgeous Eagle Crest home with stunning views of The Cascades and Smith Rock! Soaring ceilings, walls of windows, and luxury finishes throughout. Great room plan with two primary suites, den, and bonus room. Gourmet kitchen with slab granite counters, alder cabinets, built-in buffet with china display, and large kitchen island. An expansive paver deck and patio with pergola for enjoying sunrises and sunsets. Paver driveway, front courtyard with water feature, and a triple car garage with built-in workbench. Huge storage room under home. Eagle Crest is home to three 18 hole golf courses, three sports centers, and miles of trails.

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61723 METOLIUS DRIVE

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MLS# 220135658 | \$699,000



SOLD

BROKEN TOP

Located in the desirable golf community of Broken Top. Vaulted ceilings, maple hardwood floors, and an expansive wall of windows grace the great room where natural light pours in. Updated kitchen and versatile floor plan with 3 bedroom suites, one on the main level-and two upstairs in addition to a loft and a cozy flex room. The large back deck, overlooking a treed common area, is the perfect retreat for relaxing or entertaining family and friends!

MLS# 220130532 | \$900,000



SOLD

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MLS# 220122508 | \$1,310,000



SOLD



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LUXURY
 COLLECTION



SUNSET VIEW ESTATES...ELEVATE YOUR LIFE.

This luxury home of 5185 sq/ft was thoughtfully remodeled in 2007. The grand entry way will take your breath away as you enter the great room with towering Madrone wood ceilings, travertine floors, and custom cabinets. This is perfect for the entertainer both inside and out. The well-designed kitchen is striking. The owner's suite is on the main floor with illuminated coffered ceilings. 2.23 acres of manicured and natural landscape with many fruit trees, a fountain with gurgling stream, resort size gas fire pit, built-in BBQ, and Cascade Mountain views.

MLS# 220134845 | \$3,599,000



WINDERMERE CENTRAL OREGON REAL ESTATE

MITCH ALBERTSON & KIRK SANDBURG

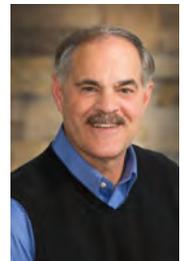
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Brokers

541-221-4611 | 541-556-1804

mitchalbertson@windermere.com | kirk@windermere.com

mitchalbertson.withwre.com | kirksandburg.withwre.com





FLORAS LAKE SOUTHERN OREGON COAST

Luxury estate with deeded freshwater lakefront & ocean views. Great room features vaulted ceiling with gas fireplace, hardwood floors throughout main, office, high speed internet, triple pane windows. Kitchen well appointed w/ 6-burner gas range, double ovens & slab granite. Upstairs primary suite. Expansive deck with glass wind break panels, hot tub, outdoor shower. Stairway to waters edge, gear shed, private dock provides convenient lake access for water sports. Fabulous sunsets. 3,435 square feet, 3 beds, 3 baths, 3+garage and RV parking.

RMLS# 22496709 | \$1,900,000



VALRIE LAMBERT

Principal Broker
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ValLambertRealEstate.com

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NIC JONES

Born and raised in Central Oregon, Nic has spent a lifetime admiring and enjoying all the area has to offer. For the past seven years of his real estate career he has specialized in luxury estates, commercial portfolios and farm and ranch properties. Nic's extensive knowledge of farm and ranch development stems from his years working on the Antone Ranch, a 40,000-acre property located in Eastern Oregon. He is a true entrepreneur at heart and applies his creativity and expert problem-solving skills to each transaction. Along with his unique expertise in the industry, Nic's passion for people and substantial relationships makes him an exceptional real estate advisor. When Nic isn't working you can find him spending time with his wife and daughter, mountain biking, or praying that Bitcoin is going up. If you are looking for a hard-working broker with integrity and experience, Nic is who you want in your corner.

RECENTLY SOLD



SPECTACULAR CENTRAL OREGON ESTATE

Surrounded by public lands & huge Cascade Mountain views, this well-appointed estate has been extensively updated with high-end designer finishes. Incredible entertainment space with pond, beach, gazebo, fire pit & sport court plus a 4,300 sq/ft shop & historic barn/apartment.

MLS# 220128731 | \$3,250,000



NIC JONES

Broker

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LivOregonRealEstate.com

JODELL BORN

THE BEND RIVERFRONT EXPERT!

Jodell fell in love with Bend when she moved here in 2003. Born in Minnesota, she has a deep appreciation for the 4 seasons as well as access to lakes and rivers, and Bend has so much to offer for her love of the outdoors! She has been involved in Real Estate for over 15 years. Surrounding herself with a network of investors as well as first time home buyers has helped develop her interest in real estate sales. Jodell works and lives on the West side of Bend and loves the community of business owners, locals, and visitors. She has spent the past several years helping to save and remodel some of the old mill homes in Bend and loves the challenges that it brings. The history of Bend is truly special and Jodell enjoys helping to preserve it and share it with others. She is passionate about helping people find a home or investment that fits their needs, and will go above and beyond to make sure her clients are satisfied and happy!



RECENTLY SOLD



2 RIVERFRONT UNITS

Perfect Bend Riverfront property! Two units on one lot provides a dream opportunity to live on the river in the heart of Bend.

MLS# 220119904 | \$1,700,000



RIVER MASTERPIECE

Exquisite home is located between Downtown and the Old Mill District in the heart of Bend. Superb craftsmanship throughout!

MLS# 220100255 | \$3,200,000



RIVERFRONT LOCATION

Great location in the heart of Bend near the Deschutes river. Beautifully remodeled, move in ready!

MLS# 220108278 | \$770,000

JODELL BORN

Broker

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LivOregonRealEstate.com



SOLD



STUNNING VIEWS!

Situated on 2.61 total acres, this 2 Bed, 2 bath manufactured home boasts panoramic Cascade Mountain views. Property is Orchard ready with some trees in and deer fencing. 3 RV 50-amp plugs. Play house, oversized 2 car garage, plus separate RV shed. An easy 20 minutes to town!

MLS# 220137370 | \$750,000

PENDING



DEVELOPMENT DREAM

Bring your builders! Fantastic investment opportunity in the Opportunity Zone. .21 acre lot zoned RM less than 1 block from the river, 3 blocks from the Galveston corridor and 8 blocks to Downtown Bend.

MLS# 220136070 | \$1,200,000



BETH DAVIES

Principal Broker

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TUMALO RANCH

HUGE VIEWS abound from this private 37-acre Tumalo ranch! Bring your horses, mountain bikes & hiking boots to this one-of-a-kind property with deeded access to Forest lands for endless fun right from your back door! Stunning views from Broken Top to Mt. Jefferson tower over hay fields and forests with meandering canals. Beautifully updated home has timber beams, marble counters, privacy and room for all of your toys in the 8-car garage. Watch awesome sunsets and endless wildlife from this serene retreat, just minutes from everything that Bend has to offer!

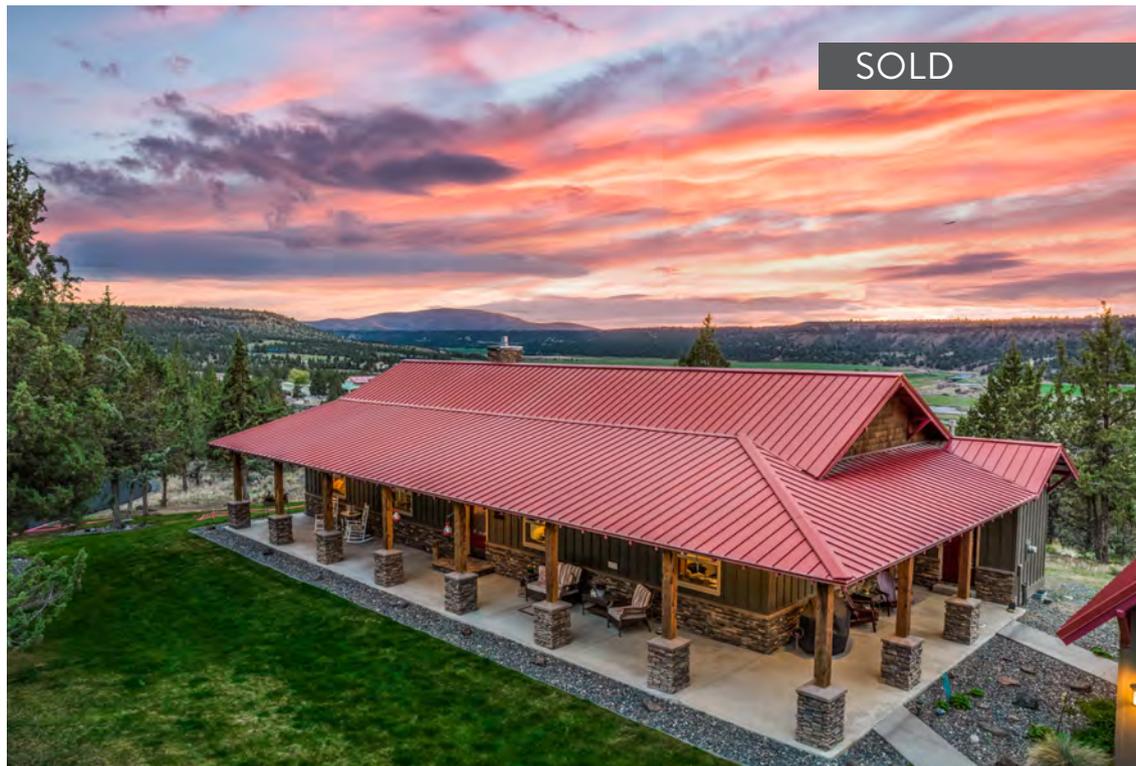
MLS# 220131109 | \$2,398,000



HORSE PROPERTY

Phenomenal horse property just minutes from downtown Prineville. This 97.74 acre property is perched on the canyon wall and has amazing rim-rock and valley views. The 2,265 square foot custom home has been completely updated and features incredible wood accents, wood floors, top of the line appliances, vaulted ceilings and so much more. The one-of-a-kind horse setup includes a 175' foot round arena, a 100' X 100' covered arena, a 50' round pen and hot walker. There are 2 barns, caretakers quarters, and barn office/guest quarters. Fantastic quality steel corral pipe fencing, beautiful new shop, paved driveway and RV hookups.

MLS# 220123291 | \$1,795,000



TIFFANY PAULIN

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LivOregonRealEstate.com



ARTS + EXHIBITS

Written by Lee Lewis Husk



The Getaway, Wendy Chidester

PETERSON CONTEMPORARY ART GALLERY

April

Wendy Chidester's still life paintings evoke forgotten objects from bygone days. The Utah-based artist finds inspiration in old worn objects found in antique shops and junkyards. "I capture the wear of age by scratching into the painting surface, flicking paint and applying multiple glazes making the object appear to have endured on canvas what it has endured in real life," she wrote. Her paintings are in private and corporate collections worldwide.



Autumn, Don Rambadt



Sunday Morning, Glenn Ness

Birds are an enduring focus of Don Rambadt's sculptures because "they fascinate me to no end," he wrote. Working in metal, he cuts, shapes and assembles each piece by hand, using welding and soldering techniques. The Wisconsin artist has been involved with a sculpture foundry where he cast bronze monuments, worked as a welding instructor in Milwaukee, volunteered at the Wisconsin Peregrine Society and learned taxidermy. He has exhibited in galleries and museums across the United States.

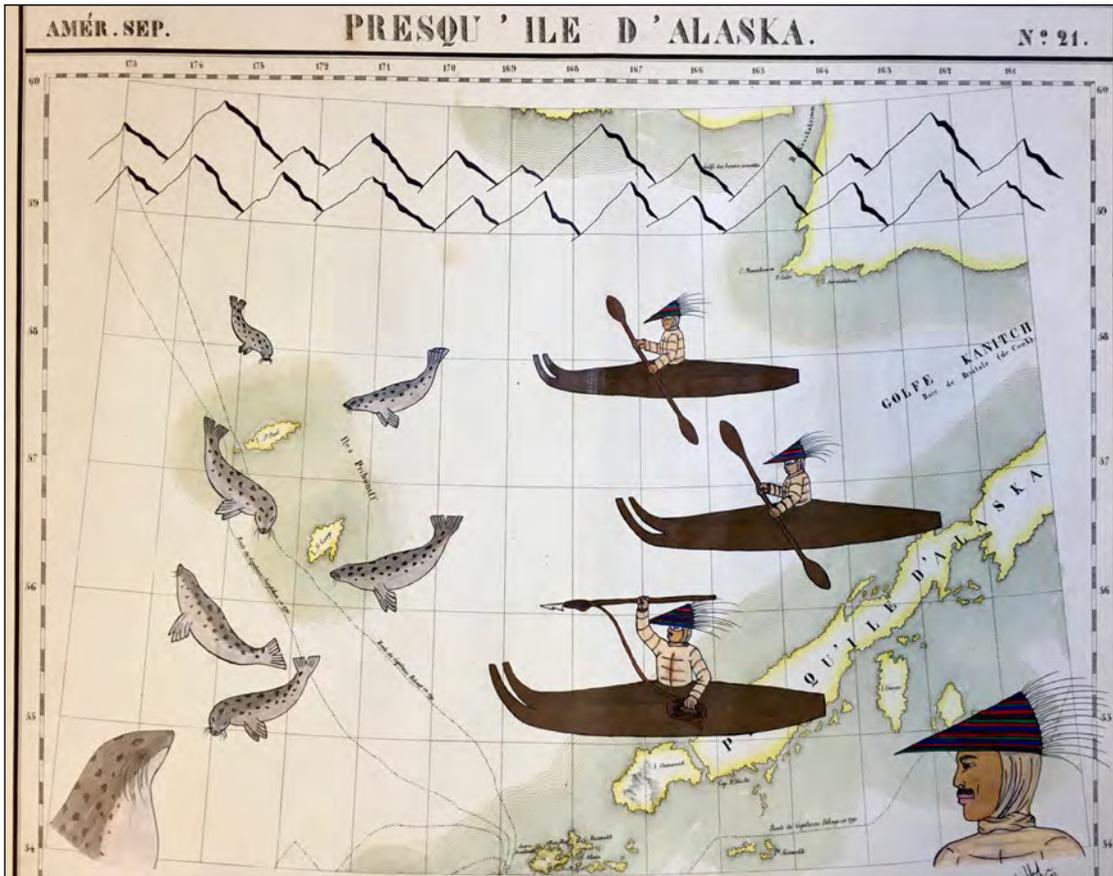


Remember Me Always, Alexandra Becker-Black

June

Oregon painter Glenn Ness captures photo realistic images of various subjects, often urban landscapes from Los Angeles to New York. Some of his inhabited spaces are purposely uninhabited, inviting the viewer to wonder why people are absent. “Often I choose not to paint a figure...(which) implies a narrative that lends itself to being internalized in some way,” he wrote, adding that his paintings celebrate the everydayness of being in the moment and not missing it. In addition to PCA, he’s represented by the George Billis Gallery in Westport, Connecticut, and Sue Greenwood Fine Art in Laguna Beach, California.

Portland artist Alexandra Becker-Black, who graduated from the prestigious Rhode Island School of Design, found her voice in watercolors after developing an allergy to oil paint. “Watercolor is an art of patience and subtlety that takes intense focus and understanding,” she said. The medium allows her to explore new techniques and concepts by pushing the boundaries between realism and dreamscapes. “By conveying deep emotional truths through iconic imagery, my work reflects a sacred tryst...between dreams and reality,” she said. In addition to PCA, the artist has had recent exhibitions on the West Coast and New York.



LEFT: *Isuqwiq Pisuraa* (Hunting Seals), Heather Johnston, Alutiiq, on 1827 map of Aleutian Islands by Philippe Vandermaele

BELOW: *I Want to be Like You When I Grow Up Father*, Joe Pulliam, Oglala-Lakota, on 1873 map of Dakota Territory by Orlando Gray

RAVEN MAKES GALLERY

May

Residents and visitors to Central Oregon will have a rare opportunity to see a collection of work by Native American ledger artists from across the country. On display from May 13 to May 31, the Raven Makes Gallery in Sisters expects to have sixty to sixty-five works for viewing as part of a four-year project called “Homelands Collection.” Five of the ten top Native American ledger artists will be among participants as well as the rare inclusion of work by a Native Hawaiian artist.

Ledger art is a drawing or painting on paper or cloth that flourished among Nineteenth Century Plains Indians but also other tribes. Hunting and battle themes were common, and each painting tells a story. For the current exhibition, Raven Makes Gallery commissioned Indigenous artists to create images on original maps from the 1600s to 1800s, which the gallery acquired and gave to the artists. Chris Morin, curator of this special collection, says that nothing like this exhibition has ever been done in the United States and perhaps in the world.





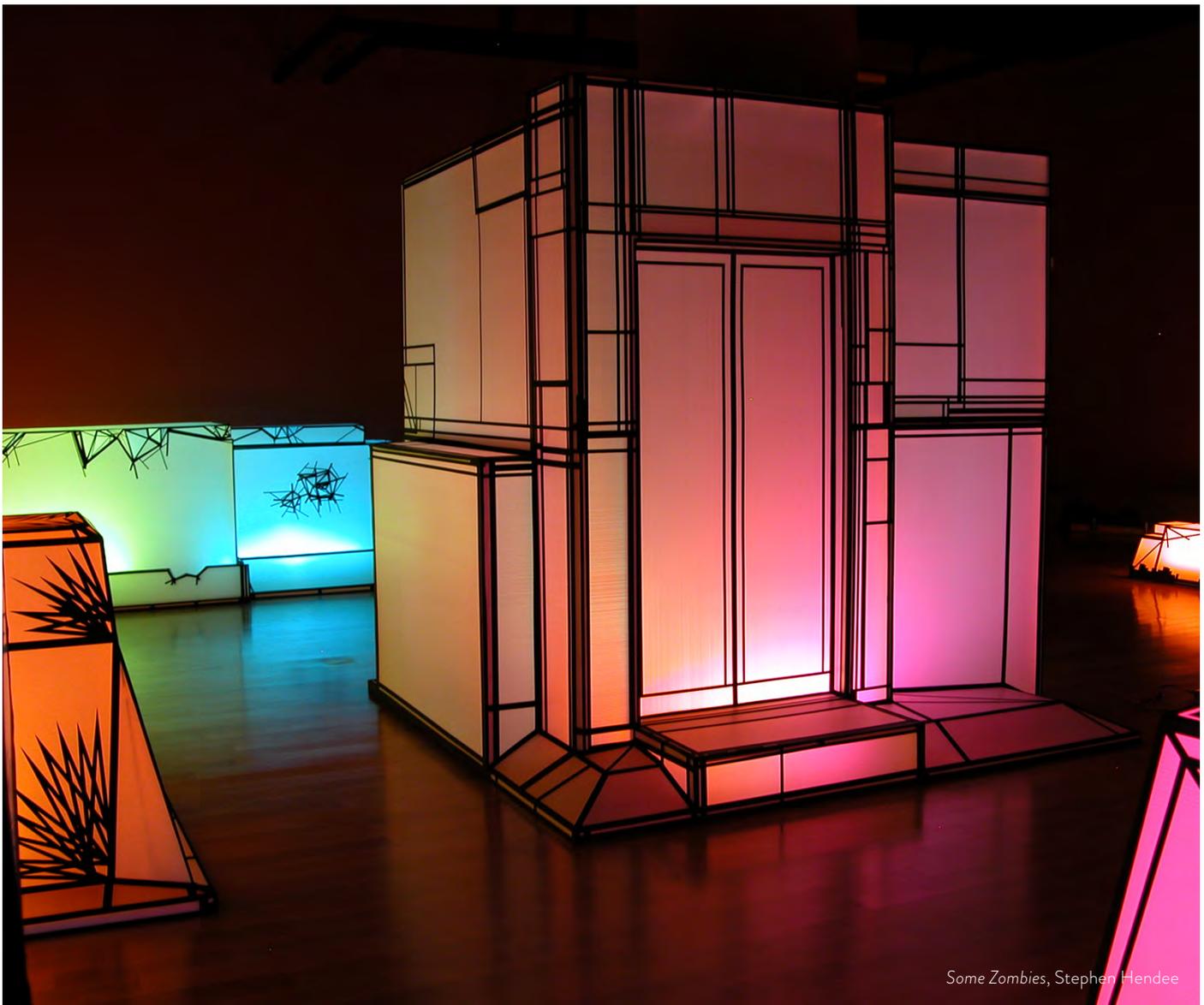
Superthrive, Stephen Hendee

HIGH DESERT MUSEUM

May through November

A nationally acclaimed and award-winning sculptor known for large-scale installations will create an exhibition specifically for the High Desert Museum, “Liar: Light and the Art of Stephen Hendee.” A 2019 recipient of a National Endowment for the Arts ArtWorks grant, Hendee’s pieces are contemporary and immersive, offering museum goers the chance to physically and virtually explore the spaces in which we live.

Inspired by natural sciences, architecture, science fiction and digital culture, Hendee uses color, light and space to create simulations of virtual worlds that transport the viewer to a place that is both familiar yet unexpected, whimsical yet unsettling. This unique exhibition runs from May 28 through November 27.



Some Zombies, Stephen Hendee

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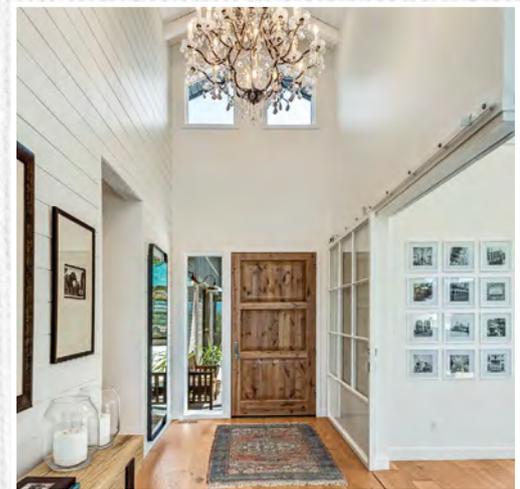
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