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THE SAFARI REPORT

YOUR GUIDE TO

Erie Real Estate

INSIDE:

(Office, School, Gym, Dining) At Home

Shifts in priorities have changed how we use our homes. What are some of the current trends?

Ergonomics to the Rescue

Adjustments to your workspace can make for a much more pleasant experience at the (home) office!

What's New with Real Estate?

NEW CONSTRUCTION: With the Great Urban Exodus well underway, we are seeing an increased demand for new construction homes. I happen to know a great deal about new home construction. I also know that most sales people at new home models will tell you that you don't need a real estate professional to represent you. Of course they say that - they work for the builder, not you.

WHY USE A REAL ESTATE AGENT FOR NEW CONSTRUCTION?

- 1. Investment.** Your home is often your largest financial asset. I know the strengths and weaknesses of certain builders and certain areas. Get experienced feedback on the likely long-term value of your purchase and consider comparing the investment potential with existing homes.
- 2. Experienced representation.** Part of my representation of you will include my strong suggestion that we have the home independently inspected before you finalize your purchase. While the developer's construction superintendent or other duly appointed representative of the project will do a pre-Closing walk through with you, it's not enough. I have seen, and colleagues have reported, frequent defects in new homes that were either found prior to Closing (which the builder pays to fix); or sadly a year or more after Closing, which typically the homeowner pays to fix. Buying a newly constructed home is not like buying a new car. You will benefit greatly from having me by your side to represent your best interests.
- 3. Cost.** To you — absolutely zero. The price of new construction does not change whether you use a real estate agent or not. If you do, your rights will be protected by bringing me to the sales office with you the first time, and every time, you look into a new home community.

If you are even tempted to go explore what new developments are out there, **CALL ME FIRST!** I know where all new construction is taking place, and can help you compare and contrast the various builders, the locations, and many other factors when looking at new construction.



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Thank you — *always* — for supporting us and our business. Your referrals mean the world to us.

Colorado Safari Properties

OFFICE
SCHOOL
GYM
DINING

AT HOME

The real estate and construction industries are seeing homeowners and homebuyers requesting a number of different options as our homes take center stage. Their requests all revolve around making one's home their castle as they adjust to a slew of changing elements in their lives. Top desires include:

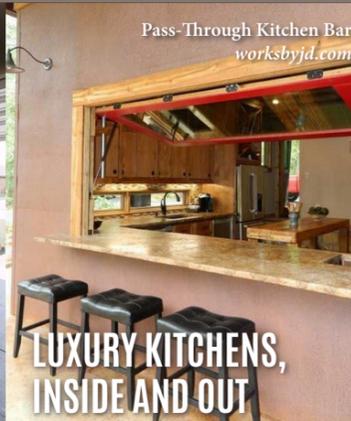
Kids Home Classroom
Ellen Grasso Inc — houzz.com



HOME GYMS,
YOGA STUDIOS

Many adults yearn for a home exercise area and spaces for their children to fulfill school P.E. requirements. Home gyms are showing up outdoors, in basements and garages. Some families are even converting less-used living rooms into full-time workout areas complete with mats and dumbbells or a full spectrum of treadmill, elliptical trainer and other machines. Yoga or dance studios are other family interests.

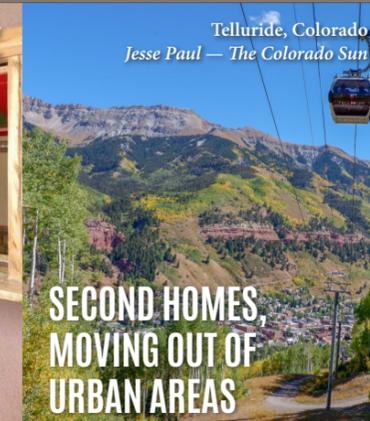
Pass-Through Kitchen Bar
worksbyjd.com



LUXURY KITCHENS,
INSIDE AND OUT

While restaurants have opened outdoor areas, some people are resistant to dining in public but still desire a culinary experience. Online cooking schools and kitchen remodels are quite the rage. Investing in better grade appliances often is the first step. And during warm weather, homeowners are taking the party outside with outdoor kitchens including smokers, grills, and elaborate cooking areas. With a pass-through window, the outdoors can be brought in! Comfortable, upgraded dining and lounging spaces for family social occasions move to the top of many lists.

Telluride, Colorado
Jesse Paul — The Colorado Sun



SECOND HOMES,
MOVING OUT OF
URBAN AREAS

Perhaps the most dramatic example of the Urban Exodus we're seeing in Colorado relates to traditional second-home markets in mountain ski towns. School districts are reporting enrollment increases, and remodeling contractors are overbooked with requests to turn second homes into primary residences. With more companies offering "work from anywhere" policies, homeowners are selling urban homes and moving full-time to resort areas or smaller, rural communities statewide.

If you're planning a move soon, consider staging your home with these trends in mind. And now might be your time to consider other options for your forever home — since living near work may no longer be required.

ERGONOMICS TO THE RESCUE

"Heading to the office" has a whole new meaning in 2020. For many, it's just walking to a spare room or not so quiet corner in your home. This sounds ideal...until the aches and pains of sitting at your make-do office kick in. The solution? Ergonomics!

For a half-century, we've reaped the safety benefits of OSHA-compliant offices — like proper heights for desk and chair, and safe spots for electrical outlets and cords to prevent harm. Correctly applied, these ergonomic principals improve productivity and creativity, and reduce back, neck and wrist pain.

The key to feeling better is a neutral posture — head balanced (not tilted forward or back). Shoulders directly over hips with a straight spine. Arms hang loosely from shoulders (no hunching or stretching). Elbows bent at 90 degrees. Wrists in neutral position (not bent up or down). Thighs bent at 90 degrees to torso. Knees bent at 90 degrees. Feet supported.

It's easy to set up an ergonomic workstation at home. Your body will thank you!



CHOOSE YOUR CHAIR Your dining room or cute, single adjustment chair will make your pain worse! Switch to an ergonomic office chair with multiple adjustments — one that fits your body. The best come with a quality cushioned contoured seat, dial-in seat tilt, seat depth, back height and back tilt adjustments.
kareproducts.com/mesh-high-back-chair-ergo-controls-seat-depth-capacity-300-lbs

MONITOR YOUR VIEW A laptop forces you to look down, straining your neck and upper back. Try a laptop riser to bring the monitor up to eye level. Pair this with a Bluetooth keyboard and mouse. If you use a separate monitor, consider a monitor arm for easy height adjustment. amzn.to/3hy6oKR



STAND UP! Stand for 5-15 minutes an hour to help your posture and circulation. Add a sit-stand desktop unit to your existing desk or consider an electric sit-stand digital desk. Make sure what you choose fits your height. One study shows people who spent an average of 66 minutes standing during their workday experienced a 54% reduction in upper back and neck pain.
officedepot.com/a/products/6181360/FlexiSpot-AlcoveRiser-Sit-To-Stand-Desk

SUPPORT YOUR WRISTS Wrists and hands should be level with your elbows when using a keyboard. Many desks are too high and force you to bend and rest your wrists on a sharp desk edge — cushion the edge with a gel wrist rest. Even better, add a retractable keyboard tray so you can adjust the keyboard height to keep your wrists straight as you adjust your posture.

Review OSHA's Computer Workstation Checklist and find more tips at telework.gov/federal-community/telework-employees/safety-checklist



Start with the basics:

- 1 Ensure you have proper posture to start, with relaxed shoulders and hips pushed back in chair
- 2 Back angle should be approximately 90° from your torso to thighs
- 3 Arm height depends on tasks — lowered at desks, raised away from them
- 4 Raise or lower back height to support your entire back
- 5 Seat depth should avoid your knees resting against the chair
- 6 Tilt forward for desk work, recline for phone calls and meetings
- 7 Adjust seat height so your hips and knees are level while feet are flat on the floor



After adjusting your chair, get *really* comfortable with additional tips from these fun downloadable posters:
bit.ly/Workstation_Setup
bit.ly/Neck_A_Wreck