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Oregon Eye Surgeon's Innovative Device Wins at The Winning Pitch Challenge

by DEB ROGERS, MSN, NP
Chief Clinical Officer — Osheru



KNUTE AND DR. PATRICIA BUEHLER | PHOTO COURTESY OF OSHERU

Dr. Patricia Buehler, an eye surgeon from Bend, won The Winning Pitch Challenge with her innovative device, Ziplyft, hosted by Eyecelerator in San Diego, California. The competition inspires ophthalmologists to develop tools or technology that provide solutions for common eye diseases.

As people age, excess upper eyelid skin can impair peripheral vision and make a person appear tired and less youthful. Removal of this excess skin is called a blepharoplasty or eyelid lift and there are over half a million of these procedures done in the U.S. each year. The problem with the procedure is that it can take the surgeon an hour to perform and costs the patient \$4,000 on average. The patient can have two weeks of bruising and swelling. Frustrated by the problems with the current blepharoplasty procedure, Dr. Buehler wanted to find a less invasive way to remove this excess skin. Dr. Buehler was inspired by an ancient Egyptian medicine exhibit where she read that healers would remove excess eyelid tissue by compressing it between two small twigs, allowing the tissue deprived of blood supply to fall off. Based on this idea Dr. Buehler developed and patented the Ziplyft device to help remove excess skin, providing a youthful and revitalized appearance with less downtime.

Ziplyft allows for the first minimally invasive surgery of the lids. The Ziplyft procedure reduces procedure time, can be done without IV sedation, and minimizes post-operative bruising and swelling so

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A Firm Foundation Spanning Seven Decades Bend's Summers Wood Floors Celebrates Legacy Involving Three Generations

by SIMON MATHER — CBN Feature Writer

Hardwood floor craftsmanship has been ingrained in the Summers family for three generations as its Bend-based business celebrates a legacy spanning almost 70 years.

From humble beginnings, Summers Flooring & Design has grown to become a Northwest leader in providing quality workmanship in both the residential and commercial building industry, with its work covering the whole gamut, from homes to world-class golf resort clubhouses, renowned restaurants and iconic lodges — including most recently extensive flooring and staircase installations for Black Butte Ranch's new \$20 million facility.

It all started back in 1954, when patriarch Bob Summers was asked to pastor a small church in Moses Lake, Washington. The parish was struggling to make ends meet and found that they could not pay him, so he started installing and sanding wood floors to pay the bills and support his family.

Summers reached out to some men in his congregation who were also facing challenges, after being laid off by the



SUMMERS GENERATIONS (L-R) TREVER SUMMERS, MIKE SUMMERS, BOB SUMMERS, TOM SUMMERS, MATT SUMMERS AND MICHAEL SUMMERS | PHOTO COURTESY OF SUMMERS FLOORING & DESIGN

Hanford Nuclear plant, and they became his team, along with his brother-in law and sons. Indeed, after he and fellow minister and wife "Mama" Myrna Summers had five sons, he

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Central Oregon Home Builders Spotlight — Pages 12-31

Trade Group Raises Regional Building Bar Central Oregon Builders Association Advocating for Industry Since 1972

by SIMON MATHER — CBN Feature Writer

As summer approaches and construction activity kicks into high gear it is an opportune time to reflect on the contribution of the Central Oregon Builders Association (COBA) in safeguarding standards and promoting companies and individuals in the construction industry locally.

The nonprofit advocacy association, chartered in 1972, also works to bring a unified voice to the Oregon State Capitol, helping shape housing policy on behalf of builders and housing consumers while providing education, resources, and opportunities aiming to ensure member success.

As one of multiple affiliates locally and at state level, it is a professional, not-for-profit, trade association comprised of builders, remodelers, material suppliers, subcontractors, consultants, lending institutions, utilities and others involved in housing and building-related fields.

It was founded to help benefit its more than 700 members in 11 counties including Crook, Deschutes, Grant, Gilliam, Harney, Hood River, Jefferson, Malheur, Sherman, Wasco & Wheeler, and works exclusively in the interest of member

business and the residential building industry.

Working closely with the Oregon Builders Association, COBA is an independent entity that offers several programs and services, with a mission to "represent the building industry before the government and the community, to promote high ethical standards within the building industry, to provide service to its membership and to defend the opportunities of home ownership for all."

With a main goal of economic stability, COBA offers members a variety of benefits, including discounts on essentials like bulk fuel, insurance, supplies, business classes and other business-related purchases, in addition to its advocacy work and networking opportunities.

The organization also stages a series of regular flagship events including the recently held Spring Home & Garden Show which drew over 200 vendors and around 10,000 visitors to Deschutes County Fairgrounds, and the annual COBA Tour of Homes — now in its 36th year — held over two weekends each July and showcasing some of Central Oregon's finest homes in a variety of price categories.

Educational opportunities include builders' perspective

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RECENT TRANSACTIONS

The industrial building at 62988 Layton Ave sold for \$1,990,000 on July 6, 2022. **Bill Pon** and **Jed Bellefeuille** of **Coldwell Banker Commercial Realty** represented the seller, **City Center Development, LLC**.
Compass Commercial Real Estate Services brokers **Dan Kemp, CCIM** and **Peter May, CCIM** represented both the seller, **Cashman Properties, LLC**, and the buyer, **Jenn Lynch**, in the sale of 1346 NW Galveston Avenue in Bend. The 1,792 SF retail property on 0.13 acres sold for \$1,367,500.
The commercial building at 903 NW Wall St sold for \$3,750,000 on March 9, 2023. **Bill Pon** and **Jed Bellefeuille** of **Coldwell Banker Commercial Realty** represented the seller, **Pon Family Trust, Et. Al**.
Brokers **Russell Huntamer, CCIM**, **Jay Lyons, SIOR, CCIM** and **Eli Harrison, Broker** with **Compass Commercial Real Estate Services** represented the landlord, **Old Mill Retail, LLC**, in the renewal of Oregon Natural Desert Association's lease, of which, they occupy 5,326 SF at the Box Factory at 550 SW Industrial Way in Bend.
The commercial building at 17 NW Irving Ave. sold for \$770,000 on March 23, 2023. **Bill Pon** and **Jed Bellefeuille** of **Coldwell Banker Commercial Realty**

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Brooks Resources Corporation
& Taylor Development Announce Partnership

“Taylor Brooks” is a New Partnership between
Taylor Development & Central Oregon Developer Brooks Resources

Brooks Resources Corporation and Taylor Development LLC recently announced their new partnership, Taylor Brooks. Together, they will develop, own and manage high-quality real estate development projects in the region, specializing in commercial development of healthcare, office, and flex industrial space. The partnership will also offer its tenants full-service commercial property management capabilities, with a focus on maintaining strong relationships.



Jeremy McPherson



Chrissy Christoferson

Taylor Development LLC, including Todd Taylor and his wife Lorri and their

“We are thrilled to partner with

Continued on Page 10 ▶

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Building a Better Bend Hosts
Second in Three-Part Lecture Series

Celebrating 50 Years of Oregon's Land Planning System

Nonprofit organization Building a Better Bend, along with title sponsor, First Interstate Bank, recently announced it will be hosting its second of a three-part lecture series celebrating 50 years of Oregon's unique land use laws. Oregon regulates growth very differently and has for 50 years. In other states, farms and forests turn into endless subdivisions and sprawl that goes on for miles — but Oregon is different. 50 years ago, Oregon leaders looked around and saw sprawl threatening our beautiful state and enacted a series of bold new laws, known as Senate Bill 100 which was signed into law in 1973. Building a Better Bend hosted



Saumya Kini



Blaine Merker

Continued on Page 38 ▶

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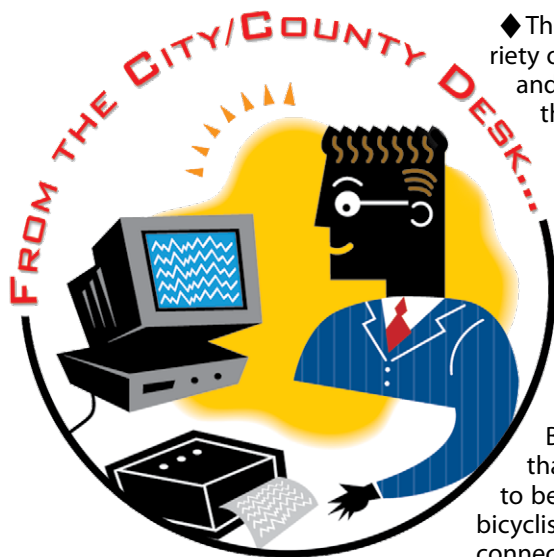
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◆ The Wilson Avenue Corridor Project reached a major milestone recently with the opening of the 15th Street roundabout. This week, construction starts on the final phase of the project.

The City will build the final phase in three stages to minimize traffic impacts, starting with the modernization of Fourth Street through Centennial Street. Beginning Monday, May 15, through the fall, westbound traffic on Wilson Avenue will be closed between Fourth Street and Ninth Street. Local and emergency access will be maintained and eastbound traffic will remain open.

The improvements are part of the Wilson Avenue Corridor Project, the first project of the Transportation General Obligation (GO) Bond program approved by voters in 2020. The project will improve safety and east-west connectivity for all users along Wilson Avenue from Second Street to 15th Street, a critical link to the City's transportation network and integral to future improvements on Reed Market Road.

◆ The City is currently designing a variety of safer and more accessible bike and pedestrian routes throughout the City, including along two of Bend's heavily traveled northeast corridors: Butler Market and Boyd Acres roads. Community members are invited to an online open house through May 22 to review and provide input on potential design configurations for portions of these two "key routes."

Key route is a term from the Bend Transportation System Plan that means the route is designed to be “low stress” for pedestrians and bicyclists, to provide safe and appealing connections to schools, parks and other destinations and for cross-city travel. Making these two corridors safer and more bike- and pedestrian-friendly was identified in the City of Bend Transportation System Plan as a high priority.

The online open house and community survey, where the community can share feedback about design alternatives, is available through May 22 at bendoregon.gov/boyd-butler.

◆ The City is looking for community members to join a new temporary committee designed to help guide the future of how and where trees will be regulated in Bend.

On May 3, the Bend City Council approved a resolution that forms a temporary committee called the Tree Regulation Update Advisory Committee. The committee, which will range between 11-15 people, is charged with developing and proposing potential changes to City codes and standards for tree preservation.

The committee will be comprised of the following members:

- One member of the Human Rights and Equity Commission

- One member of the Environment and Climate Committee
- One member of the Affordable Housing Advisory Committee
- One member of the Neighborhood Leadership Alliance
- Arborist(s)
- Developers representing affordable housing, production housing and commercial development
- Members from the community at large and from community organizations
- Bend Park and Recreation District staff person, as a non-voting member

In March 2023, Council showed interest in finding ways to balance the need to preserve trees with needed housing development. That includes exploring alternatives to preserving trees if it would discourage housing development, such as requiring replacement trees or paying a fee in lieu of replacement to help support expanding Bend's urban tree canopy. An urban canopy refers to the area of a city that is shaded by trees.

The focus of this work effort is to update regulations for managing trees on sites proposed for new, large-scale development — like a subdivision or commercial center. The Council also wants to explore ways to preserve and expand Bend's overall urban canopy.

Anyone interested who fits into one of the categories listed above can apply on the Advisory Committee Application webpage on the city's website by 5pm on May 12.

◆ Bend City Council approved \$512,909 of Community Development Block Grant funding for the following projects that address the needs of low- and moderate-income households in Bend, as recommended by the Affordable Housing Advisory Committee:

- Bethlehem Inn (\$40,638): case

management for adults and children experiencing homelessness:

- DAWNS House (\$26,000): case management for women experiencing houselessness and in substance recovery;
- J Bar J, Grandma's House (\$20,000): expanded case management for unaccompanied and pregnant youth experiencing houselessness;
- J Bar J, Living Options for Teens (LOFT) (\$20,000): case management for unaccompanied youth experiencing houselessness;
- Kôr Community Land Trust: Simpson Avenue (\$366,271): predevelopment support at Simpson Avenue site; and
- Kôr Community Land Trust: Crescita (\$40,000): homebuyer financial assistance.

The City receives Community Development Block Grants from the federal government each year, and the funds are allocated through the City's Consolidated Plan, which establishes goals and funding parameters for the City's Affordable Housing programs. The plan incorporates local community input and data to establish priorities for use of funding to benefit low- and moderate-income households of Bend. The 2023-2027 Community Development Block Grant Consolidated Plan supports the City Council's 2021-2023 housing goal.

DESCHUTES COUNTY

◆ This summer, Deschutes County's Department of Solid Waste is hosting special one-day collection events in La Pine, Redmond and Sisters where residents can drop off household hazardous waste for free.

At each event, residents can drop off household hazardous waste products such as lawn and gardening materials, photo and swimming pool chemicals, paint and related products, cleaning solutions, motor oil and used gas, batteries, fluorescent bulbs and tubes, and small propane tanks.

Business-generated hazardous waste, medical waste, explosives, fireworks, drums, compressed gas cylinders and barrels will not be accepted.

This year's events include June 3, 9am-1pm at Sisters Recycling Center; June 17, 9am-1pm at Deschutes County Fair & Expo Center; and July 15, 9am-1pm at La Pine High School.

For more information, please call the Department of Solid Waste at 541-317-3163.

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Bend Chamber Presents: Bend 101

Where We've Been, & Where We Are Going

by NOAH NELSON — CBN Feature Writer

Bend 101, a program hosted by the Bend Chamber, was held at the Tetherow Event Pavilion on Wednesday, May 10. This program is all about community connection and education, and strives to teach Bendites old and new about how Bend developed, where we came from and where we are going.

Hosted with a scenic backdrop of the sun setting over the Cascade Range, the night began with community networking, friends reconnecting and of course, a free drink ticket for each member along with carefully curated appetizers.

The presentation began with a video showcasing some highlights of Bend, from the friendly people and the lively, community-based culture to the wondrous outdoors that draw in so many visitors. The video then provided some tips for new folks to town, following the educational theme of Bend 101.

While the video showed some specific aspects of Bend's culture, like tips on proper use of roundabouts, advice on when (or when not) to honk your car's horn, polite trail etiquette, the leave-no-trace policy, how to share the road with cyclists and even some advice on how to float the Deschutes River, all of the sections highlighted an overarching theme: Bend is a unique town, with a unique culture.

The presentation continued, and aimed to answer the question: how did Bend become what it is today?

The emcee of the night was Brian Ladd, of the Ladd Group and Cascade Hasson Sotheby's International Realty. He led the conversation for an introductory section and introduced another important topic of the night: sustainable tourism, and more specifically, how Bend's tourism industry can grow in sustainable and ethical ways.

Following Brian, two presenters stepped forward to continue the discussion; Kelly Cannon-Miller, the executive director of the Deschutes County Historical Society and Historical Museum; and Damon Runberg, a state economist with Business Oregon who specializes in rural economics and regional labor market analysis.

The two lead a discussion that focused on the history and economic development of Bend, going all the way back to 1910, when the population of the settlement was a little over 500 people.

Cannon-Miller pointed out some interesting historical facts. While many people associate lumber with Bend's early development due to the history and legacy of the Old Mill, she clarified that the original natural export of this region was actually obsidian. Also, while Bend is definitely feeling the strain of rapid population growth these days, she pointed out that from 1910 to 1920, the population boomed up to 5,415 residents — an increase of over 900 percent in just a decade.

In contrast, our town has also seen times where growth felt impossible. While lumber was a booming industry in WW1 and the resulting reconstruction era, the closing of the mills in the 1950s saw the majority of the town's workers laid off, just weeks before Christmas, explaining why from 1950 to 1960, Bend saw the least growth of any decade.

While early growth was fueled by the lumber industry and the construction of the railroad, the effects of tourism could even be felt back then. Cannon-Miller pointed out the existence of the Bend Water Pageant, which was started in 1933 by Byron "Dutch" Stover, for the purpose of bringing more visitors to town.

As industries rose and fell, tourism only became more popular, resulting in a massive population boom in the 90s, and of course, resulting in Bend's population reaching over 100,000 in the last few years. The funny part? Many of Bend's early developers expected the town to reach that population in the 30s and 40s.

The discussion continued with interviews from Susan Connor, owner of Sunnyside Sports and Dave Nissen, founder and owner of Wanderlust Tours. The two went back and forth detailing countless events and names that helped shape the town into what it is now. Each example seemed to follow a theme: Bend attracted athletes of all kinds. From early cycling races that sparked a culture of mountain biking to a particularly active group of mostly Scandinavian individuals known as the Skyliners Ski Club, Bend certainly has a legacy of outdoor adventure and athleticism.

After a spirited discussion from the two interviewees, the sustainability director of Visit Bend, Serena Gordon, gave a short talk on what sustainability actually means in terms of tourism in Bend. The key point is that sustainability is more than just being nice to the environment. Sustainability rests on three supports, like a stool: social, economic and environmental. Visit Bend and those involved in the tourism industry are striving to create sustainability in each of those categories, harking on the point that the future of Bend depends on each of them.

The final speaker of the night was city manager Eric King, who led the group in a heartfelt "then and now" section, where he compared some of the first public services in Bend to what they are today, and explained the role that the City of Bend plays in each citizen's life.

After closing statements, the presentation as a whole left the audience feeling more connected with each other, the history of Bend, and even the future of this city that people are so passionate about.

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Dr. Patricia Buehler

Continued from page 1

patients can return to their normal activities more quickly.

Eyecelerator, known for bringing the future of ophthalmology into focus, partners with leading ophthalmologists, business partners, and scientific talent. The Winning Pitch “Sharks” are leaders in the field of ophthalmology, including physicians themselves, early innovators, and industry leaders. It is one of the world’s largest ventures conferences and held semi-annually.

Over five hundred participants and judges from Alcon, Neurotech Pharmaceuticals, Longitude Capital and a physician and Chief Medical Officer of TLC Lase Eye Centers watched the five-minute pitch followed by five minutes of questions and answers and then a vote. Both the judges and the participants voted.

Dr. Buehler and her team at Osheru are thrilled to have won The Winning Pitch Challenge with Ziplyft. They believe that their innovative device can make a significant difference in the lives of patients, and they look forward to continuing to develop and promote the device.

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Demand for Recent College Grads Hits Highest Level in Three Years

63% Looking to Fill Entry-Level Positions — Latest Results from The Harris Poll

provided by EXPRESS EMPLOYMENT PROFESSIONALS

Fifty-six percent of U.S. hiring managers say they plan to include recent college grads in their 2023 headcount, marking the highest level in three years as companies look for more entry-level talent. This is according to a survey from The Harris Poll commissioned by Express Employment Professionals.

With companies reporting intentions to hire for entry-level positions in 2023, it may explain why the interest in college graduates continues to climb, as 51% of hiring managers reported plans to hire recent grads in the first half of 2022, and now 56% report the same intentions for 2023.

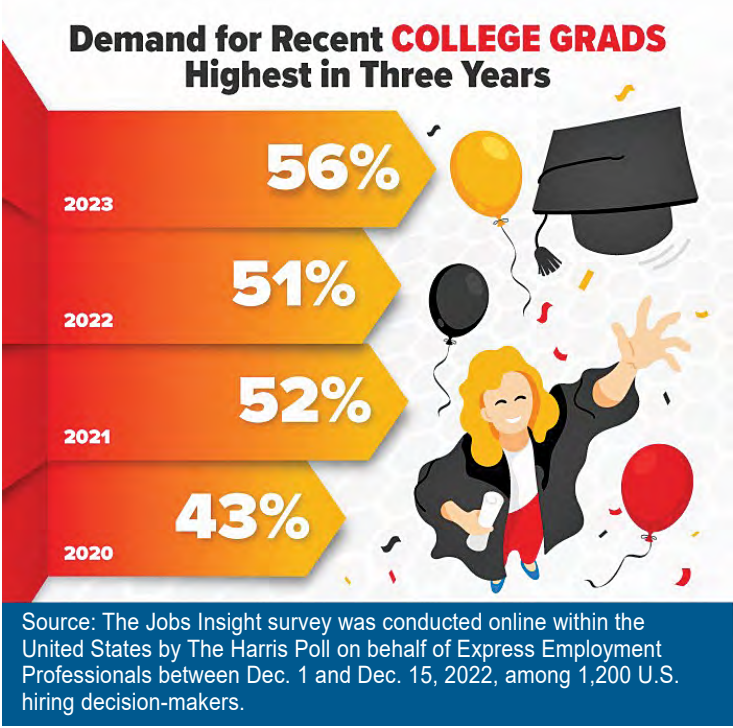
During the past few years, college graduates continue to be sought after by companies — 52% in the second half of 2021, 48% in the first half of 2021, 43% in the second half of 2020 and 38% in the first half of 2020.

More than 2 in 5 hiring managers (45%) say their companies also plan to hire college students in 2023, while 38% report the same for vocational/career tech graduates. Around a quarter say their company plans to hire immigrant workers (24%), adults with a disability (23%) and high school students (22%).

Entry Level, Full-Time Employees

Nearly two-thirds of employers (63%) report their company is looking to hire entry-level employees — an increase from the first half of 2022 (52%), while nearly 3 in 5 (58%) plan to hire for mid-level positions. Around 3 in 10 are planning to hire individual contributors (33%) or senior-level employees (28%), and few report they will hire C-suite executives (11%) in 2023 — a significant decrease since the spring of 2022 (20%). Key departments for expansion include customer service (29%), general labor (27%), sales (26%) and IT/technology support (23%).

More than 4 in 5 hiring managers (83%) say they will bring on full-time employees, either hourly (61%) or salaried (48%) in 2023. The desire to hire full-time employees has remained relatively steady since the second half of 2021.



Interest in this group remains on par with the first half of 2022, as a similar proportion reported this in the first half of 2022 (84%).

While companies navigate these challenging times, they may need to turn to more temporary hires in a pinch. Nearly three-quarters (73%) say their company is willing to hire contingent (i.e., temporary or contract) workers to meet business needs — despite a decrease since the first half of 2022 (79%). In fact, nearly 28% report their company plans to hire seasonal, temporary or contract workers.

“This year’s college graduates are entering a hot job market with promising news of more entry-level openings,” said Bill Stoller, Express Employment International CEO. “It’s a great time for this group to gain experience and build skills that will aid them in the development of successful careers.”

Survey Methodology

The Job Insights survey was conducted online within the United States by The Harris Poll on behalf of Express Employment Professionals between Dec. 1 and Dec. 15, 2022, among 1,002 U.S. hiring decision-makers (defined as adults ages 18+ in the U.S. who are employed full-time or self-employed, work at companies with more than one employee, and have full/significant involvement in hiring decisions at their company). Data were weighted where necessary by company size to bring them into line with their actual proportions in the population. Respondents for this survey were selected from among those who have agreed to participate in our surveys. The sampling precision of Harris online polls is measured by using a Bayesian credible interval. For this study, the sample data is accurate to within + 3.2 percentage points using a 95% confidence level. This credible interval will be wider among subsets of the surveyed population of interest.

If you would like to arrange for an interview with Chris Petty, call 541-389-1505. expresspros.com/bendor

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Getting Your People Involved

by **HEATHER WALL, Director of Human Resources — Brightways Counseling Group**

As you tirelessly manage your organization and task your experts to lead and execute on achieving the company goals; there is a way to simultaneously increase engagement and solve problems... it's involving your employees! This is not a recommendation to have employees sit at the leadership table, but rather a recommendation to increase involvement and cultivate engagement amongst your employees, while achieving company goals through upward problem solving.

There are plenty of times when a leader knows best; but there are also times when there is a disconnect between leadership goals and the front-line reality. Having the right employees involved with the right processes will help with a smooth execution of goals, deliveries, deadlines, and buy-in from all staff. Employee involvement can help increase productivity, reduce risks, lower costs, stabilize, and improve morale and job satisfaction. The way to involve your employees is through employee-centered committees. Employee committees are groups of employees who want to participate in problem solving and sharing ideas to achieve a common company goal.

A few ideas to get your people involved and achieve goals are through the following committees: safety, interviewing, engagement, on-boarding, training, research, and more. Start by determining which processes within



PHOTO | PxHERE

the organization could use a boost; more energy and attention in hopes of improving collaboration and cross-department communication. Establish an employee committee specific to the area that you wish you to improve. An

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Brightways Counseling Group

Continued from previous page

example of an employee committee is the safety committee. In the state of Oregon, there are requirements for having a safety committee, so in addition to meeting compliance requirements; you can also cultivate engagement amongst your employees to ensure safety is taken seriously which limits costs, reduces risks, and creates a healthy work environment for all.

If you are struggling with the retention of your employees, invite existing employees interested in participating in the hiring process to join an interview committee. The responsibilities of the interview committee are to assist with the interview processes for both new hires and for internal promotions. Having a solid interview committee will lead to better hiring and on-boarding practices, ensure the right energy and personality fit matches the needs of the department and the team, and eases the stress of interviewing through a collaborative effort of actively engaging your interview committee to hire the best candidate for the job.

One thing to keep in mind is that you can have many committees of employees to help problem solve, drive efficiencies, positivity, and create a solid culture of engagement. Importantly, you must also ensure that committees are set up for success. First, define what the desired outcomes should be achieved by the committee, (i.e., reduce turnover, improve safety, improve efficiencies, etc.). Inform the committee of the logistics of being a committee member, (i.e., how often they should meet, where, when, and for how long), what skills or knowledge they should have to be a viable candidate for the committee, and how long they can expect their committee commitment to last, (i.e., one-year, etc.).

Next, provide training, resources, and the support needed for the committee to be a success. This means that if you have a safety committee or an interview committee, those committee members should be versed in basic employment law to avoid risk to the organization. For example, you would want to entrust your interview committee to interview a candidate without accidentally asking questions that are not appropriate and thus putting the company at risk for a discrimination claim. To avoid this, simply ensure committee members are given on-going training, resources to help them be successful in the committee, and a leader whom they can rely on for support along the way.

With the proper planning and execution of a committee, you may notice over time the value that those committee members bring to the

organization's goals. Not only could there be success at problem solving and improving processes; you may also notice that employees want to be a part of something bigger. Employees work there too, so it's only natural that they may want to contribute to the success of the organization and to be a part of something great.

So, as you continue your planning efforts around company goals and strategy, make sure you think about how you can achieve company goals by including your employees to be a part of the experience. Locate your problem areas and derive a committee of employees to help solve the problems and propose solutions and ideas to achieve success. Setup the committee correctly, provide training and support, and ensure the committee can remain viable and effective. The reward may positively impact your organization in more ways than you ever thought possible.

Here are a few helpful resources to assist with forming a safety, interview, or engagement committee:

- Safety committee:**
[osha.oregon.gov/pages/topics/safety-committees-and-meetings.aspx](https://www.osha-slc.org/pages/topics/safety-committees-and-meetings.aspx)
- Interview committee:**
[eeoc.gov/employers/small-business/what-shouldnt-i-ask-when-hiring](https://www.eeoc.gov/employers/small-business/what-shouldnt-i-ask-when-hiring)
- Engagement committee:**
online.hbs.edu/blog/post/how-to-engage-employees
hrcloud.com/blog/8-employee-engagement-strategies-for-improved-workplace-environment
[linkedin.com/pulse/getting-your-employees-own-engagement-six-employee-norm](https://www.linkedin.com/pulse/getting-your-employees-own-engagement-six-employee-norm)

Heather Wall is the director of Human Resources at Brightways Counseling Group. She has 15 years in the HR profession, a master's degree in management, SHRM-CP, certified strategic HR business partner, certified in strategic workforce planning and a certified human capital strategist. Residing in Central Oregon for the last two years, Wall has worked with several small to mid-size business throughout the state of Oregon, Washington and California as a business partner focusing on building HR infrastructure and balancing compliance and culture within the workplace. In addition to her HR work, Wall volunteers as a Court Appointed Special Advocate (CASA) in Deschutes County, serving as an advocate for children in foster care. She resides in Sisters with her husband and two sons. In her spare time, she enjoys doing puzzles, playing in the snow and water (depending on the season), exploring new restaurants and spending time with friends and family.

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Taylor Brooks

Continued from page 3

children, Joe and Abby, and combine our long histories and knowledge of the region we've called home for decades," said Kirk Schueler, CEO and president at Brooks Resources Corporation. "We have already worked together for many years and see this as a great opportunity to continue to grow our partnership and relationship within the Central Oregon community."

With the launch of the new partnership, Taylor Brooks also announced the addition of two new employees:

- Jeremy McPherson, general manager, will manage all development projects, including the construction of site improvements, building shells, and tenant improvements. McPherson will also review and manage engineering and architectural plans throughout the planning, design, construction, and completion of projects as well as take on various additional tasks.
- Chrissy Christoferson, property manager, will move from Brooks Resources and Heartwood Commercial Management to Taylor Brooks to continue the work she was managing under the Brooks Resources-owned organization. Christoferson will oversee and direct operations of the partnership's income properties, including managing each property's day-to-day needs. She will act as a primary point of contact and provide expert service to all tenants.

"We know that shared values and vision are the cornerstones of a successful

partnership, and we've seen the truth of this over more than 30 years — and multiple generations of our family — working together with Brooks in the Central Oregon community," Taylor said. "We are all entering this exciting new stage of our relationship with enthusiasm, passion and confidence in the future of Central Oregon."

About Brooks Resources:

Brooks Resources Corporation is one of Central Oregon's oldest and most respected real estate development companies. Since 1969, Brooks Resources has built master-planned, mixed-use neighborhoods, luxury residential neighborhoods and vacation resorts, as well as commercial campuses and mixed-use buildings. Brooks Resources is committed to the preservation of the natural environment around development, positive, thoughtful growth and giving back to the community it serves.

About Taylor Development:

The Taylor family, including Todd Taylor, his wife Lorri, and their children Joe and Abby, have made a lasting imprint on our community. The family founded Taylor NW, providing heavy construction services and creative solutions to Brooks Resources' projects and thousands of other projects throughout the region for decades. After selling Taylor NW in 2019, the Taylors focused on commercial real estate development projects through their company Taylor Development.

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brooksresources.com

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The Overlooked Owner

A Key Factor in Determining Business Value

by MICHAEL SIPE, President — CrossPointe Capital

We widely accept that determining the value of a business is a scientific process. Most people think that determining the value of a business simply involves looking at the books, sizing up the market, and doing quantitative analysis. It is also common to evaluate the management team and their skills and track record.



PHOTO | COURTESY OF CROSSPOINTE CAPITAL

The most overlooked aspects of determining business value are often the owner and their intentions, specifically, the number of owners, the reasons for exit, and the steps taken to prepare the business for exit. Based on our analysis of 1,511 business owners and their companies, the owner's personal reason for exit and the actions they have personally taken to exit play a significant role in the value of their business.

When comparing two similar businesses in the same geography and industry and of a similar size, if each owner has different reasons for exiting, they will likely have drastically different business values. Other factors that can impact the value of the business include the owner's steps to prepare for exit and the proportion of shares owned. When added up, these factors can predict up to 53 percent of the difference in the value of two seemingly similar businesses. Here are the key considerations we surveyed regarding an owner's motivation to sell:

1. Personal Motivation. The personal reasons for exit we evaluated included: a. "Looking to diversify my wealth," b. "I want to cash out," c. "I have a new business I want to start," and d. "I'd like to get involved philanthropy."

When the owner is personally motivated to move on to a new project or chapter of their lives, the value of the business is higher. One might conclude that this category of owners has met the goals they set out for themselves and the business and are motivated to exit to move to the next phase of their lives.

2. Personally and Professionally Peaked. The exit reasons included: a. "I'm just bored," b. "I want to spend time on a hobby," c. "I want to travel," and d. "I want to focus on my health."

3. Personal Crisis. The second category included exit reasons such as: a. "I'm burned out," b. "I have health issues," c. "I'm stressed and time-starved," and d. "I have a family crisis."

It appears that when the owner is experiencing a personal crisis, they are negatively impacting a buyer's view of the value of the business. The owner may be operating ineffectively due to their circumstances, and they are failing to meet

their personal and business goals. They may be focused on trying to survive rather than harvesting the value of the business.

Included in this category is the reason: "Time to retire." This response negatively impacts the business's value slightly, but less than an owner's personal crisis does. Some business buyers might conclude that the owner desires to retire because the business is not meeting their envisioned goals, and the owner is hanging up the towel and, thus, has not been focused on preparing the business well for transition.

Of the three exit categories, our findings indicate that "Personal Motivators" and "Personally and Professionally Peaked" have little adverse impact on business value. In contrast, a "Personal Crisis" will almost always have a negative effect.

Here's an absolute fact: 100 percent of business owners will exit their business — one way or another. Entrepreneurs are eternal optimists and usually operate as if they are immune to personal crisis. However, in our work as mergers and acquisitions advisors, the most common reason a potential seller offers as their motivation to sell involves some personal crisis. While the business might be sellable, they have not properly designed and set it up for an optimum exit. And their personal circumstance is such that they don't have the ability, desire, or energy to invest another year or two in strategic design work to do so. The common refrain is: "It is what it is. Let's sell it." You can pretty much bet that the outcome will not be as attractive as it could have been with a little prior preparation.

The good news, however, is it does not have to be this way. There is a very well-developed and proven set of strategies a business owner can follow to prepare their business for sale under optimum price and terms. The value of a small business be grown systematically, and it can be done while optimizing short term profitability. These strategies are not theories; they are not taught in business school. They come from decades of doing actual deals in the marketplace, helping entrepreneurs, buy, sell and build companies.

The first step is to decide you want to design your business like you would a product. In fact, your business is not just a cash generation machine. It is your ultimate product. Adopt that mindset. Set up your business to operate as if it was for sale, even if you have no short-term desire to sell. Then, if a crisis arises, you'll be able to exit well. You can't always predict a personal crisis, but you can prepare for it. We've been helping entrepreneurs do this for over 30 years. Reach out if you'd like to learn how.

Michael Sipe is a local mergers and acquisitions advisor and business coach. CrossPointeCapital.com and 10xGroups.com

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Central Oregon Home Builders *(Listed Alphabetically)*

Company / Address	Phone	Fax	WebSite/Email	Contact	Staff	CO Year Est.	Type of Construction	Area Projects
Adair Homes 3853 21st St., Ste. 101 Redmond, OR 97756	541-382-4068	N/A	www.adairhomes.com CustomerCare@AdairHomes.com	Customer Care	10	1969	Residential.	Central Oregon.
Arrowood Development LLC 250 NW Franklin Ave., Ste. 403 Bend, OR 97701	541-322-9064	541-383-3727	arrowooddev.com jlietz@arrowooddev.com	John Lietz	10	2001	Luxurious townhomes & residential.	Bridge Creek Village, Arrowood Trail I & II, Whisper Ridge, Arrowood Summit, Tyron Sky, Tetherow, Pointswest.
Babcock Bros. Inc. 20260 Moonlight Ct., PO Box 6703 Bend, OR 97702	541-420-3060	N/A	bbinc1975@gmail.com	Ken Babcock	4	1975	Development, residential & commercial construction & excavation.	High-end homes, Lost Tracks & Sunriver.
Bend Craftsmen Company 674 NE Seward Ave. Bend, OR 97701	541-728-8214	N/A	www.bendcraftsmencompany.com bendcraftsmencompany@gmail.com	Hank Hill	4	2012	Residential, remodeler.	Central Oregon Awards: 2021 Best of Houzz winner.
Box Car Productions 1650 NW Fresno Ave. Bend, OR 97701	541-420-6636	N/A	www.boxcarhomes.com boxcarwood@gmail.com	Paul Schmitz	3	1993	We build houses utilizing sustainable building concepts as well as dismantle & sell reclaimed building materials.	Private homes throughout Central Oregon & the Northwest. 1600 block on Fresno Ave.
Cascade Custom Homes LLC PO Box 2174 Sisters, OR 97759	541-390-8258	541-549-1791	www.CPDBEND.com cpdbuilder@gmail.com	Tom Pryor	1	2000	Custom homes, additions, remodels.	Sunriver, Awbrey Butte, Awbrey Glen & Tri-County area.
Copperline Homes 84 NW Drake Rd., PO Box 9 Bend, OR 97703	541-330-8700	N/A	www.copperlinehomes.com hello@copperlinehomes.com	Josh Wilhite	2	2003	Custom homes, sustainable building & unique projects.	Tetherow, North Rim, Shelvin Commons, Awbrey Butte, Historic District.
Dunlap Fine Homes, Inc. 875 SW Rimrock Way, Ste. 102 Redmond, OR 97756	541-699-4224	N/A	www.dunlapfinehomes.com bruce@dunlapfinehomes.com	Bruce Dunlap	5	2008	Home builder.	New construction, fix & sell, all in Central Oregon.
Dyer Construction & Renovation, Inc. PO Box 1147 Sisters, OR 97759	541-420-8448	N/A	www.dyerconstructionrenovation.com mike@dyerconstructionrenovation.com	Michael Dyer	8	2001	Custom home design, build & renovation.	All of Central Oregon.
Earthwood Timber Frame Homes of Oregon 148 W Sisters Park Dr., PO Box 807 Sisters, OR 97759	541-549-0924	N/A	www.earthwoodhomes.com	Kris Calvin	2	1990	Custom timber framing.	Ridge Indian Ford, Black Butte Ranch, homes throughout Oregon, Washington & Northern California.
Empire Construction & Development, LLC 63026 Lower Meadow Dr., Ste. 200 Bend, OR 97701	541-389-0070	541-383-2477	www.empirecon-dev.com sspencer@kssstone.com	S. DeMoss	10	2004	Commercial, multi-family residential, custom home residential.	Acme Electric Corporation Prineville, OR; Stoner Electric Group Prineville, OR; CESCO Prineville, OR; Ridgeview Townhomes Redmond, OR; Reed South at 27th & Reed Bend, OR; Three Peaks Industrial Park Sisters, OR; Shelvin's West Residential Development, Bend, OR; South Brinson Industrial Park, Bend, OR; No Bake Cookie Company, Custom Commercial Building Bend, OR; Cascade Integration & Development, Custom Commercial Building Bend OR; Westgate Lot 45 Custom Home Bend, OR; Tetherow Lot 4 Custom Home Bend, OR; Custom Hangar at Bend Airport; Custom Hangar at Redmond Airport; Oregon Vascular Tower, Bend International School Gymnasium, Bend, OR; Subaru of Bend
FR Custom Builders Inc. 593 NW York Dr. Bend, OR 97703	541-647-1148	N/A	www.frcdesignbuilders.com frcustom@hotmail.com	Frank Ring	9	1984	Custom residential.	Eagle Crest & Brasada, Tetherow.
Gary Laursen Construction 125 SE Taft Ave., Ste. 2 Bend, OR 97702	541-410-4800	N/A	www.bendcustomhomes.com GaryLaursen123@gmail.com	Gary Laursen	3	1965	Custom homes, remodeling, additions, small commercial, tenant improvements, home repair.	Central Oregon.

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COBA
Continued from page 1

forums, solutions for members’ businesses through access to experts who provide insight and information, and resources for Construction Contractors Board (CCB) license candidates.

COBA has a long history of being one of the most respected trade groups in the state with strong representation since its inception, including from original founding members such as Miller Lumber and Parr Lumber.

Oversight is provided by a Board made up of dedicated individuals who meet regularly to make building-forward moves while monitoring and managing the health of the association. Each provides valuable and unique insight to the present needs of the industry and over its history COBA has been led by a series of respected community leaders.

COBA SeniorVice President MandyWeidman said part of the reason for the group’s original formation was due to the lack of code requirements and inconsistency in building standards in the 1970’s. “Our organization was established to help set a higher level of expectations and elevate standards in the area,” she said. “We also pride ourselves on keeping up with code and jurisdiction changes and offering benefits and services, including discounts, as well as advocating for the industry, including having a government affairs director lobbying at the state level.

“Membership I think demonstrates a level of seriousness about the trade you participate in, and this is really a great organization that does a lot for the industry and cares about it — the more members we have the louder our voice is,”Weidman continued. “Events like the Tour of Homes have been going over 30 years now and feature many contractors and small businesses that enjoy highly visible exposure. It demonstrates the contribution of many subcontractors to construction projects and given that many associated businesses do not have showrooms, it is a

great way for people to see finished products and talk to the experts involved face-to-face. We also encourage the public to call if they have questions about contractor licenses and if anyone is looking for direction, we can give qualified recommendations from our member directory.”

COBA has a proud tradition of community involvement and additionally offers resources such as the ability to have plans printed via email for members and the general public at its Fourth Street headquarters.

Weidman added that this year COBA has selected Solaire Homebuilders to build the 2023 Showcase House presented by Parr Lumber as part of the Tour of Homes. Solaire, which has been serving Central Oregon since 1995, focuses on building homes with energy efficiency, indoor air quality and making use of sunlight, and will demonstrate how to build a Net Zero Energy home with conventional materials.

“We look forward to hosting the community for an open house during construction as a learning opportunity for builders, Realtors and homeowners,” Solaire President Geoff Harris said

The COBA Showcase Home is a primary fundraiser for the association and will be open to the public for tours during the 2023 COBA Tours of Homes in July, with the opportunity for companies and individuals to feature their labor and/or materials to visitors and other builders while being displayed.

It features contributions from the building sector to directly support COBA’s mission and its efforts to keep the industry healthy and working for members.

“This is an excellent opportunity to get involved and give back to the industry,” Weidman added. “We see companies coming together from all over Central Oregon to contribute to the building of this home. “It is also a great way to have the public get to see their work within the house that will be displayed on the 2023 Tour of Homes.”

coba.org

Central Oregon Home Builders (Listed Alphabetically)

▶ CONTINUED FROM PAGE 12

Company / Address	Phone	Fax	WebSite/Email	Contact	Staff	CO Year Est.	Type of Construction	Area Projects
Greg Welch Construction 2701 NW Crossing Dr., #2 Bend, OR 97703	541-420-1497	541-383-7161	www.gregwelchconstruction.com greg@gwcbend.com	Greg Welch	2	1998	Residential new homes.	West side of Bend, mainly NorthWest Crossing
Hayden Homes Inc. 2464 SW Glacier Pl., Ste. 110 Redmond, OR 97756	541-923-6607	541-548-0761	www.hayden-homes.com kmcgowan@hayden-homes.com	Katie McGowan	159	1989	Residential & neighborhood development.	Bend, Redmond & Sisters.
HiLine Homes 2420 NW Seventh St. Redmond, OR 97756	541-647-1600	541-526-1839	www.HiLineHomes.com Info.Redmond@HiLineHomes.com	Jess Messner, Jordan Judson	10	1996	On Your Lot builder.	Central Oregon.
Howcroft Construction 19419 Kemple Dr. Bend, OR 97702	541-480-1888	N/A	howcroft@bendbroadband.com	John Howcroft	1	1975	Custom residential, commercial.	Morelock Court & NorthWest Crossing.
K&P Remodeling Inc. 501 NE Greenwood Ave., Ste. 500 Bend, OR 97701	541-350-9259	541-317-5585	www.kp-remodeling.com ken@kp-remodeling.com	Ken Seiber	14	2009	Remodeling of residential homes, specializ- ing in kitchens & baths.	Central Oregon & Willamette Valley.
Kallberg Construction, LLC PO Box 3500 Sisters, OR 97759	541-549-0549	N/A	www.kallbergconstructionllc.com	Curt Kallberg	1	1989	Commercial, residential & remodel.	Central Oregon.
Klein Architecture 70 SW Century Dr., Ste. 100-186 Bend, OR 97702	541-419-3561	N/A	www.kleinarchitecture.com jeff@kleinarchitecture.com	Jeff Klein	1	2005	Residential custom homes & remodels.	Tetherow, Sisters (Holmes Rd.), The Parks, Vandever Ranch, Awbrey Butte.
Larraneta & Company/Genesis Custom Homes 62576 Eagle Rd. Bend, OR 97701	541-389-7321	541-389-7321	www.larranetaandco.com office@larranetaandco.com	Michael Larraneta	3	1991	Residential, light commercial, remodeling & design/build capabilities.	Custom home projects throughout Central Oregon, including nearly every high end neighborhood in the area.
Leader Builders 117 NE Greenwood Bend, OR 97701	541-480-3547	N/A	www.leaderbuildersllc.com leaderbuilders@bendbroadband.com	Dennis Szigeti	2	1997	Custom residential.	Bend, Redmond & beyond.
Mahler Homes, LLC 65180 Smokey Butte Dr. Bend, OR 97703	541-350-3090	N/A	www.mahlerhomes.com mahlerhomes@msn.com	Jim Mahler	1	2002	Custom homes, custom remodeling.	Homes in Aspen Lakes, Sisters; Canyon Rim Village & Cascade Views in Redmond; Powell Butte acreages; Awbrey Butte, Bend.
Malace Homes PO Box 2332 Bend, OR 97709	541-408-2178	N/A	www.malacehomes.com tomm@malacehomes.com	Tom Malace	4	2015	Residential.	Central Oregon.
Mt. Bachelor Homes, LLC 61396 S Hwy 97, PO Box 7095 Bend, OR 97702	541-389-5061	N/A	N/A	Mike Balloun	1	1985	Custom homes.	Bend, Sunriver & Redmond.
New Era Homes 1351 NE Third St. Bend, OR 97701	800-970-8461	541-382-1968	www.newerahomes.com todd@newerahomes.com	Todd McKinney	7	2007	Custom & semi-custom home building. Member of COBA.	Central Oregon.
Nordic Construction LLC, CCB #189824 345 NW 16th St. Bend, OR 97703	541-383-2459	541-383-4131	www.nordicbend.com kurt@nordicbend.com	Kurt Reynolds	1	1991	Residential.	West Bend Village, Miller Heights, Shevlin Crest, North West Crossing, Broken Top, North Point, Oak Tree, Shevlin Commons, Awbrey Butte, Shevlin Ridge, IronHorse, Tetherow, Tree Farm, Brasada Ranch & throughout Central Oregon.
Norman Building & Design LLC 1016 SW Emkay Dr. Bend, OR 97702	541-389-4245	541-389-0779	www.normanbuilding.com sales@normanbuilding.com	Brian Murphy, Louisa Woodworth	30	1977	Custom residential & remodels, home design, custom cabinetry design & construction.	Ranch at Canyons, Widgi Creek, Broken Top, Awbrey Glenn, Awbrey Butte, North Rim, Pronghorn, Crosswater, The High- lands at Broken Top, Tetherow, Sisters, Black Butte, Powell Butte, Sunriver & all of Central Oregon.
Pacwest Builders LLC CCB# 211007 170 SW Scalehouse L.p. Bend, OR 97702	541-389-2089	541-389-4591	www.pacwesthomes.com jimy@pacwesthomes.com	Jim Yozamp, Spencer Williams, Steven VanSant	15	1999	New custom build & design services.	Projects completed from Black Butte to Sunriver & Caldera Springs.
Pahlisch Homes, Inc. 210 SW Wilson Ave., Ste. 100 Bend, OR 97702	541-385-6762	541-385-6742	www.pahlischhomes.com jessicas@pahlischhomes.com	Jessica Seidel	102	1983	Luxury residential homes.	Petrosa, Treeline, Skyline West, Easton, River's Edge, Ochoco Pointe, Crescent Creek, Luderman Crossing.
Panterra Homes PO Box 700 Bend, OR 97709	541-385-7700	N/A	www.panterrahomes.com jeff@panterrahomes.com	Jeff Payne	1	2000	Custom Homes, select remodels, aging in place conversions, wine cellars, green houses, light commercial.	Bend & Sunriver.
PGC Building + Design 62980 Boyd Acres Rd., Ste. F-3, PO Box 1076 Bend, OR 97701	541-312-4201	N/A	www.pgcbuilding.com info@pgcbuilding.com	Ed Busch	12	2006	Residential - custom homes, remodels, addi- tions, handyman, restorations. Also, home/ remodel design & interior design.	Bend, Sunriver, Eagle Crest, Redmond, Tumalo, Sisters, Black Butte, Powell Butte.

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Central Oregon Home Builders (Listed Alphabetically)

CONTINUED FROM PAGE 14

Company / Address	Phone	Fax	WebSite/Email	Contact	Staff	CO Year Est.	Type of Construction	Area Projects
Phil Henderson Homes 61517 Orion Dr. Bend, OR 97702	541-390-8188	N/A	philhenderson@bendbroadband.com	Phil Henderson	2	2011	New custom homes & remodeling	Caldera Springs, Madras Yarrow, Bend, Tetherow.
Powell Builders, Inc. PO Box 1569 Redmond, OR 97756	541-815-3066	N/A	www.powellbuildersinc.com powellbuildersinc@gmail.com	Janey Powell, Nate Powell	2	1998	Custom residential & remodel.	Homes in Sunriver, Eagle Crest, Eagle Crest Ridge, Crooked River Ranch, Broken Top, Tumalo & Central Oregon.
R&H Construction 61426 American Lane, Ste. 100 Bend, OR 97702	541-312-2961	541-312-2962	www.rhconst.com centraloregon@rhconst.com	Gary North	30	1999	General commercial, remodel, tenant improvement, custom residential.	Remodel, renovation tenant improvements & ground-up construction of custom homes throughout region including Sunriver, Caldera Springs, Black Butte Ranch & the Bend surrounding communities. Commercial projects include ground up, large scale renovations & tenant improvements throughout Central Oregon in the hospitality, retail, office, multifamily, medical, community & senior living markets.
Rea Company Homes 3003 NE Red Oak Dr. Bend, OR 97701	541-390-9848	N/A	www.reacohomes.com kevin@reacohomes.com	Kevin Rea	2	1977	Custom residential, real estate development & light commercial.	Broken Top, Awbrey Butte, Sisters, Crosswater, Black Butte Ranch & Widgi Creek, Sunriver, Village Wiestoria, Tetherow, NW Crossings, Brasada & Shevlin Commons.
Reinhardt Homes PO Box 2057 Redmond, OR 97756	541-593-8574	541-593-7722	www.reinhardt-homes.com bryan@reinhardt-homes.com	Bryan Reinhardt	5	1992	Residential & light commercial.	Homes contracted to be built on property owned by client.
Ridgeline Custom Homes, LLC 2693 NW Nordeen Way Bend, OR 97703	541-815-3813	N/A	www.rchbend.com nate@rchbend.com	Nate Connolly	3	2002	Residential.	Custom built site specific residential homes throughout Central Oregon.
Sage Builders PO Box 458 Redmond, OR 97756	541-312-8892	N/A	www.sagebuildersllc.com markhuffman@bendbroadband.com	Mark Huffman & Paul Whitaker	1	1996	Custom homes & multi-unit housing.	Awbrey Butte, Northwest Crossing, Eagle Crest.
Salvesen Homes 2693 NW Crossing Dr. Bend, OR 97703	541-788-4572	N/A	www.salvesenhomes.com aaron@salvesenhomes.com	Aaron Salvesen	3	2010	Custom residential.	NorthWest Crossing, Central Oregon.
Schumacher Construction, Inc. 61396 S. Hwy. 97, Ste. 226 Bend, OR 97702	541-382-1071	541-382-1051	www.schumacherconstructioninc.com jacobgschumacher@gmail.com	Jacob Schumacher	2	1990	Custom homes, additions & remodels.	Sunriver, Caldera, River Rim, Three Pines, Awbrey Glen, Broken Top, Highlands, Tetherow & throughout Central Oregon.
Simplicity by Hayden Homes 2363 SW Glacier Pl. Redmond, OR 97756	877-417-4675	N/A	www.simplicity-homes.com sales@simplicity-homes.com	Customer Service	57	2009	Residential, multi-family & investor housing on-your-land.	Bend, Redmond, Prineville, La Pine, Madras & Sunriver.
Solaire Homebuilders 549 SW Mill View Way, Ste. 103 Bend, OR 97702	541-383-2140	541-330-6949	www.solairehomebuilders.com gharris@solairehomebuilders.com	MaryLea Harris, Geoff Harris	5	1995	Specializing in high performance homes & sustainable building practices. Net Zero Energy Homes, LEED for Homes. Earth Advantage Platinum is our routine certification.	Bend, Redmond, Tumalo, Sisters, Prineville, Madras, La Pine, Sunriver & Alfalfa., Bend, Redmond, Tumalo, Sisters, Terrebonne, La Pine, Sunriver & Alfalfa.
Staines, Dennis Construction PO Box 8422 Bend, OR 97708	541-480-8456	N/A	www.DennisStainesConstruction.com Dennis@DennisStainesConstruction.com	Dennis Staines	1	1977	Custom residential & small commercial.	Central Oregon.
Stanley Custom Homes 60526 Chicksaw Way Bend, OR 97702	541-419-5875	541-312-8326	stanleycustomlogs@hotmail.com	Jamie Stanley	1	1985	Custom log homes, handcrafted & milled, restorations & framed homes, additions & remodels.	Sisters to Fall River.
Steve Bennett Builders 611 SE Business Way Bend, OR 97702	541-383-5833	N/A	www.stevebennettbuilders.com	Steve Bennett	1	1995	Custom residential & commercial.	Tetherow, Caldera Springs, The Tree Farm, Sunriver,Ranch at the Canyons, Vandevent Ranch, Crosswater, Aspen Lakes, Pronghorn.

Continued on Page 18





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▶ CONTINUED FROM PAGE 16

Central Oregon Home Builders *(Listed Alphabetically)*

Company / Address	Phone	Fax	WebSite/Email	Contact	Staff	CO Year Est.	Type of Construction	Area Projects
Steve Keeton Construction Inc. 68590 Cloverdale Rd., PO Box 1120 Sisters, OR 97759	541-549-6571	N/A	www.stevekeetonconstruction.com Keetonskc@gmail.com	Steve Keeton	7	1990	Residential, commercial, remodel & excavating.	Central Oregon
Structure Development NW 120 SW Crowell, Ste. 210 Bend, OR 97702	541-948-0056	N/A	www.structuredevopmentnw.com dan@structuredevopmentnw.com	Scott Houck, Dan Goodrich	6	2009	Residential, new construction.	Central Oregon & Willamette Valley.
Sun Forest Construction 803 SW Industrial Way, Ste. 204 Bend, OR 97702	541-385-8522	541-385-8557	www.sforest.com sales@sforest.com	Sam Houston, Bob Williams	30	1977	Design, build, remodel.	Caldera Springs, Bend, Sunriver, Broken Top, Brasada Ranch, Eagle Crest, Pronghorn, Thethero, Highland, Miller Tree Farm, Awbrey Butte, North Rim, Shevlin Commons, Vandevent Ranch, River Rim, local acreage.
Sunterra Homes PO Box 5278 Bend, OR 97708	541-389-4733	N/A	www.sunterrahomes.com sunterra@bendcable.com	Jim Chauncey	2	1975	Residential design & energy-efficient construction.	Tri-county area of Central Oregon.
SunWest Builders 2642 SW Fourth St. PO Box 489 Redmond, OR 97756	541-548-7341	541-548-2855	www.sunwestbuilders.com crystalh@sunwestbuilders.com	Steve Buettner	55	1989	Commercial, custom residential.	Custom Residential include: Broken Top, Sunriver, Caldera, Eagle Crest, Crosswater, Black Butte, Northwest Crossing. Commercial & resort projects include: Tetherow Hotel, Tetherow Event Pavilion & Cabins, Iron Horse Lodge, Mt. Bachelor Assisted Living & Memory Care, Azimuth Affordable Housing, Freemont NWX (Mixed-Use), Young Life Camp Expansion, Bethlehem Inn, St. Charles South Clinic, St. Charles La Pine Clinic, Volkswagen, Audi, Porsche, Toyota, Immersion Brewery, Crux Production Brewery, Hydro Flask, Medline Renewal & Ruff Wear Headquarters. BasX Solutions, Grove (Mixed-Use), Partners in Care, Mid Oregon Credit Union Sisters & more.
SW Commercial Construction 1900 NE Third St., #106-1022 Bend, OR 97701	541-678-2994	N/A	stillwaterconstructionbend.com bart@stillwaterconstructionbend.com	Bart Mitchell	1	2008	Residential & light commercial new construction.	Bend, Tumalo, Tetherow, Westgate, Tree Farm, Shevlin, Deschutes County
Tebbs Design Group 390 SW Columbia St., Ste. 220 Bend, OR 97702	541-389-0375	N/A	www.tebbsdesign.com info@tebbsdesign.com	Jim Tebbs	4	1992	Custom home designer - High-end residential custom homes, green homes specialist, LEED certified homes, remodels, interior design.	Throughout Central Oregon & the Pacific Northwest.
Timberline Construction of Bend LLC 1655 NE Lytle St. (Physical), PO Box 94 (Mailing) Bend, OR 97709	541-388-3979	N/A	www.timberlinebend.com info@timberlinebend.com	Kristian Willman	7	1999	Custom homes & green building.	Throughout Central Oregon.
Western Design International 317 NW Locust Ave., Ste. 100 Prineville, OR 97754	541-447-3341	877-442-8369	www.building-design.com Elvin@Building-Design.com	Elvin Spurling	2	1990	Custom home design, small commercial, green & off-grid.	Western United States, Brasada Ranch, Caldera Springs etc.
Winsome Construction 520 SW Powerhouse Dr., Ste. 628 Bend, OR 97702	541-797-7927	866-324-7799	www.winsomeconstruction.com shan@winsomeconstruction.com	Shan Stassens	22	2018	Architecturally designed residential. Whole home renovation.	Tetherow, Pronghorn, Caldera, Brasada Ranch, Ranch at the Canyons, Sunriver, Sunset View Estates, Westgate, North Rim, Aspen Lakes & various estate properties throughout Central Oregon.
WoodHill Homes 70 SW Century Dr., Ste. 100-240 Bend, OR 97702	541-330-5559	541-330-5739	www.woodhillhomes.net info@woodhillhomes.net	Jay Campbell	25	2002	Home building, build on your lot & apartments.	Bend & Redmond neighborhoods: Tuscany Pines, Saddlestone, Sunrise Meadows, Westside infill & Sisters.
Yelas Custom Homes 2265 NW Putnam Rd. Bend, OR 97703	541-948-3074	N/A	www.yelascustomhomes.com yelascustomhomes@gmail.com	Sean Barton	2	2005	Residential new homes.	Bend, Redmond, Sisters.

CBN has made every effort to ensure that all information is accurate and up-to-date. We cannot, however, guarantee it. Please contact us immediately if you know that certain information is not correct or you would like to be added to a list, 541-388-5665 or email cbn@cascadebusnews.com.



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Tech Thoughts

by ROB ENDERLE — Enderle Group

Home Automation Still Sucks But is Starting to Suck Less

I started using home automation products long before I covered the technology. In one of my first apartments back in the 1970s, I installed an X-10 system. Back then, they thought they could do anything. One of the most interesting products was an X-10 turntable that would not only go to specific tracks but would lift the stack of records on the spindle to play your playlist repetitively. It couldn't turn the records over and rarely worked as expected. Lag, transmission issues, and cheap design of the switches made the technology more of a science project than a true solution, but it did seem to impress dates, and it was so rare at the time, it was fun to show it off.

Since then, a number of problems have plagued the home automation industry: a lack of fully supported industry standards making interoperability almost impossible, the high cost of putting the technology in and subsequent repairs, poor ease of use (my neighbor had his system removed within a month of having it put in), and the revolving door of vendors who have gone under, leaving people with solutions that are no longer updated or supported.

You can get higher-end solutions from several vendors today, but I bid one out for my current home, which is currently automated using Insteon, and balked at the \$50K price tag. But things are getting better thanks largely to Google.

Google Matter

Apparently, Google saw this as an opportunity and released a technology called Google Matter. Google has its NEST line of products that are making use of this technology, but Matter, at least initially, appears uniquely created to solve the long-term problems of interoperability and cost. It is a robust, highly secure (compared to many home automation technologies), open standard that the home automation industry appears to be embracing.

It creates a high level of consistency both for setup (installers) and use so that once you know how to use the products, that learning can easily be applied to future system expansions, modifications or updates. This provides a potential baseline for future technologies to be added to the home and makes Matter-based products more likely to last.

Apple has a competing technology called HomeKit, but Apple tends to be much more proprietary than Google and interoperability is a foreign concept to them, making their approach, outside of Apple-branded products, iffy at best. And they have nowhere near the depth of products in the Google NEST product line.

If the home is truly going to be a smart home, another thing to consider is solar

integration since one of the reasons to have a smart home is to reduce electricity charges, and solar remains the best path for that currently. And consider a smart electrical panel like the one from Span.io (which currently appears to be the most advanced in the market). The panel should make it easier to integrate both solar and backup batteries from companies like Tesla if the homeowner wishes to future-proof their building or wants an integrated solar system.

Living with a Smart Home

As I mentioned, I've been using Smart Home technology since the 1970s, and it has several advantages. One is that with one button you can turn off or on your lights, which is handy when going to bed and handy if you have a burglar, fire or just need to quickly get around your home without breaking your pinky toe.

With a fully smart home, you can make it look like you are at home when you aren't, you can monitor and minimize wasted electricity, and you can create automatic scenes when you want a romantic dinner, are watching a movie, or just want to scare the kids on Halloween. Locks automatically lock at night, gates and garage doors can be opened and closed with your phone, cameras can alert you to pet or people movement, and you can talk to people dropping stuff off at your home even when you aren't there and open your door or garage so that no one can get what is being delivered (a lot of us are experiencing porch pirates this year).

Wrapping Up:

While my initial X-10 home was a bit of a mess, my current Insteon home works reasonably well. The latest Matter-based solutions should work much better because all the different components should talk to each other. In my house, the cameras, smart appliances, switches, garage doors, locks and alarm system don't interoperate well at all).

Plan well. Pick a technology partner that isn't likely to go under, supports a common standard like Matter, and seems to understand why interoperability is important. If you do, you can build or have the house of the future today. Though I still look back at the old Disneyland Home of the Future by Monsanto and wonder why we don't yet have all that it promised today. We are getting closer, but given that house was built in 1957, we haven't come as far as I or Walt Disney (I used to work for him) thought we would have by now.

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Summers Flooring & Design

Continued from page 1

was often heard to remark, "I have a ready-made crew!"

One of those sons, Matt Summers, remembers his first wood floor job at the tender age of nine, using a nail gun to help install the basketball court at Oregon State University's Gill Coliseum in Corvallis. When a union rep saw the youngster, they came in and shut down the whole project as they were convinced a nine-year-old "didn't belong in the Carpenter's Union!"

Fast forward to 1982, and Matt and his wife Kim began running the family business in the Newberg/Portland, Oregon area until moving Summers Wood Floors and their children Michael and Jani to Bend in 1989.

After a brief detour which saw the couple try their hand in the golf industry for a cousin's company, Matt Summers concluded building golf clubs was not his true passion and he resolved to return to his wood floor roots. To restart Summers Floors in Central Oregon, he "beat the streets," talking to every builder he could find.

When he came across Palmer Homes, he discovered the well-known production builder's flooring subcontractor had been fired just a week before the "Tour of Homes" annual showcase and, as Kim Summers recalls, "We jumped right on in..."

Matt Summers sprang into action and called his basketball buddy Scott Cheney (now owner of Prestige Hardwood Floors), and the trio fast-tracked the Palmer entry just in time for the flagship event. Business cards were rushed into existence for the tour, and shortly thereafter the family firm started doing flooring in Bend full-time.

Kim Summers said, "After a much-needed one-year break from doing floors, Matt realized he truly did love doing them! Summers Wood Floors was immediately the only flooring company in town — besides a fireman that was doing flooring part



PHOTOS | COURTESY OF SUMMERS FLOORING & DESIGN

Summers clan realized a dream of building their own building on the north end of town in 2005, bringing along other associated vendor co-tenants such as Nelson Tile & Stone to create a full design center. Building on a love of entertainment, they hosted concerts, parties, churches, chamber events and numerous fundraisers in their "event center" showroom.

Unfortunately, they became another casualty of the great recession and by 2012 after a precipitous drop in revenue, enforcing layoffs, they had to give up the building. Nelson Tile & Stone owner Chris Nelson heard of their plight and recommended they join him at his new location on Division Street, off Revere.

Finding the space outdated, friends and family members showed up in pickups, moving trucks and tool belts and within days recreated a state-of-the-art showroom which became the company's new home base.

Within weeks of losing their building, The Summers family received the devastating news that Matt's older brother, Mike Summers, lost his life in a work-related (new occupation) accident.

Kim Summers said, "Mike was not only a hilarious and loving family member but was a National Wood Floor Association educator and respected rep in the industry. He had run our crews for many years and was a great friend to everyone he met, with an unforgettable laugh that was contagious."

"Losing Mike taught us that the loss of our building was no longer important, it was just a building, what mattered was people!"

Matt Summers retired from the business shortly after losing his brother and doing wood floors since the age of five, and returned to his passion of playing music, primarily with the High Street Band.

Kim and Michael have continued to lead the company together since Matt's retirement building on those early foundations.

She observed, "As time has gone on, through all the lessons that only hardship can bring, our business has been restored with

a great building, great clients and most importantly surrounded by or incredible team members.

"The Summers legacy started with Bob Summers 70 years ago will continue — loving people with everything we have!"

*Summers Flooring & Design • 1841 NE Division St., Bend
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time. God obviously had a plan for our future!"

Since launching the Bend division in 1990, Summers has been the largest wood floor company east of the Cascades, including the Summers' creating the previously unheard-of concept of the wood floor showroom to illustrate to customers the quality of their work as well as helping clients in the decision-making process.

Kim Summers said, "While we have seen many changes over the years, one thing that has not changed is our commitment to our customers, many of which have become friends."

The company prioritizes community involvement and takes pride in supplying superior flooring products with outstanding relational service throughout Central Oregon over three generations.

Among its services, Summers provides custom wood floors, engineered wood, luxury vinyl (LVP), carpeting, and DIY flooring.

Following in the footsteps of his father and uncles, Michael Summers grew up working on floors, especially in the summer months, before leaving for college in Idaho in 2001, where like his dad he had developed a talent for playing music. Both have toured nationwide, and Michael is renowned as a world-class drummer and vocalist who performs regularly with the popular band Precious Byrd.

After initially resisting the idea of getting involved in the business during his formative years, Michael returned to Bend in 2004 and became one of Summers' key installers. He has continued to grow with the company since joining the management team in 2014.

Summers Wood Floors has continued to be on the leading edge of innovation and has been at the forefront of defining and changing the market in Central Oregon, including Matt Summers introducing and developing the beveled, or eased, edge process for custom wood floors, which revolutionized the industry as well as improving maintenance and longevity of the finish.

After renting several commercial spaces in Bend, the



PHOTO | BY CASCADE BUSINESS NEWS



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Colleen Gottlieb
CEO, Evergreen Housing Development Group



Contact

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We build strength, stability and self-reliance through shelter.

LongHorn Lumber

Salvaged Wood & Unmatched Expertise

by NOAH NELSON — CBN Feature Writer



PHOTOS | COURTESY OF LONGHORN LUMBER

Brad Campbell, president of LongHorn Lumber, brings a nearly unmatched level of experience and expertise to the industry. In 2008, after spending 25 years with his previous employer, Campbell founded LongHorn Lumber with the mission to bring wholesale prices to the consumer, cutting down on unnecessary cost and helping people save big on projects of all sizes.

This has been the main business model for LongHorn Lumber since its founding, “We take out several layers where profit would have been added by middlemen,” Campbell said. “We find that our customers like having to skip over several layers like distribution and retail costs, saving them money on their projects.”

This business model became especially lucrative in a time where many businesses found themselves struggling to stay afloat: the Great Recession from 2007 to 2009. While building projects and furniture sales definitely slowed, they didn’t stop to a complete halt. Pretty much every builder, contractor and any other professional involved in the industry was looking to save as much money as possible, wherever possible. When LongHorn Lumber came onto the scene and offered extensive experience plus high quality salvaged wood for wholesale prices, they became one of, if not the most, viable lumber suppliers around.

With a viable business model like that, it’s no surprise that folks can find examples of LongHorn Lumber scattered across the region, “Some of the projects that I have furnished materials for are 10 Barrel Brewery, Good Life Brewery, On Tap Food Court, Silvies Valley Ranch and Golf Resort, the HomeTown Animal Hospital and more,” Campbell said. “The flooring for the Cascade Lakes Welcome Center was salvaged from a barn in Powell Butte, and many pieces of barn wood furniture and barn doors can be seen in homes that have been featured in the COBA Tour of Homes.”

LongHorn Lumber was even featured on the HGTV show, *Mom & Me*, where their reclaimed lumber was used in several of their custom home builds.

LongHorn Lumber has provided a variety of services over the years, starting out with imported wood from Austria, back when it was founded in 2008. Campbell had formed connections overseas with his previous company that he was able to utilize even after moving on from that employer.

Now, a huge focus of LongHorn Lumber is in the reclaimed wood market, “LongHorn Lumber started reclaiming wood in 2008 and has gone from selling truckloads of barn wood to other sellers, to starting an inventory and selling directly to the consumer,” Campbell said. “Lumber is salvaged and brought to the yard to be cleaned and have nails removed to be ready for sale. All of our barn wood is salvaged locally.”

For Campbell, the process of salvaging his barn wood looks a lot like a sculptor, sizing up a piece of marble and imagining what kind of art he can pull from it. From the moment Campbell steps onto a property with a structure that could potentially be salvaged, he is evaluating each piece of wood for what it might become.

“I always make sure to pay the property owner, as well,” Campbell

said. “Imagine someone walking into your house and asking to take your old stuff for free. I don’t think that would go over too well, for most people.”

Experience definitely plays a role in this process; where an amateur might just see an old barn, Campbell sees exactly what kind of projects that can be salvaged from the wood. Experience also plays a role in an industry like this one that is based heavily on connections, “I have people call me when they can’t find what they’re looking for anywhere else,” Campbell said. “This is a very connection based industry, and I’ve gotten to know plenty of people over the years. With my first experience with the lumber mill to now having 47 years of experience in the industry, it has enabled me to offer a wide range of expertise and services.”

For Campbell, utilizing reclaimed and salvaged wood is more than just a business opportunity. For each piece reclaimed, he is adding his mark to that wood’s history, and helping create a more sustainable and low-impact build.

A recent reclaimed project included a 2000 year old redwood that was salvaged from a train tunnel in Southern Oregon. The heartwood was used in the construction of the tunnel well over 100 years ago, but the rest of the tree lives on in the hands of Campbell.

“It is such a beautiful material, it is almost indescribable, to be honest with you,” Campbell said. “I’ve worked with salvaged redwood before and it is always this beautiful. A lot of this wood goes back to the days of old train robberies, with one of the last big ones

happening in Southern Oregon. With something as old as a redwood, there is always going to be so much history attached to it. I’m honored to be adding to and preserving that history.”

According to Campbell, LongHorn Lumber is chasing after some short term goals, as well as long term ones, “In the short term, my goals are to keep offering new and reclaimed Lumber products at the quality we are offering them now,” he said. “Further down the road, we’d like to find someone with a passion for customer service who can take the reins on that side of the business and help us build new relationships.”

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Patio World & The Race Place

Bend's First Ski & Patio Store Moves to New Location

by NOAH NELSON — CBN Feature Writer

It's not often that we see businesses offer a seemingly unrelated assortment of services and products, but for the owners of Patio World and the Race Place, providing high quality patio furniture and equally high quality ski racing gear ended up being a perfect combination for a rapidly growing mountain town like Bend. It all started in 1988, when the Holmer family founded The Lift Ski & Patio on Century Drive. According to Eric Holmer, son of the business owner, Scott Holmer, "In the late '90's, we shifted our ski shop focus to being a race specific ski shop and in 1995, we officially changed to Patio World and Race Place."

The Holmer family has a history of ski racing that inspired them to pursue this



PHOTOS | BY CASCADE BUSINESS NEWS



business venture. Members of the family have competed in and won medals at the Junior Olympics, state high school championships, Nor-Ams and many other events. Members of the family have even Coached at many levels, including the Olympics and U.S. Ski Team.

The new location for both businesses lends itself well to this business model. According to Eric, about 90 percent of their ski sales come from online orders, so there isn't too much need to have a massive physical location dedicated to the ski shop. On the other hand, patio furniture requires a massive physical location to showcase the many different styles, options and layouts that a customer might purchase.

In their new building, which was custom built for the family's businesses on Columbia Street overlooking Riverbend Park, there is a small section dedicated to ski racing gear with displays that grow and shrink depending on the season. Year round, the space provides enough room to show off all of the high quality

Continued on Page 25 ►



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Summit Bank Vice President and Central Oregon Market Manager Jill Cummings with Jeff Curl, and Dan Mclean of Tri-County Paving

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Central Oregon Home Builders

Interior Designers *(Listed Alphabetically)*

Company / Address	Phone	Fax	WebSite/Email	Contact	Staff	CO Year Est.	Services
A.L.L. Interiors 20756 High Desert Ct., Ste. 1 Bend, OR 97701	541-480-6435	N/A	www.allinteriorsbend.com mindy@allinteriorsbend.com	Mindy Lyman	1	2021	Commercial interior design & contract furnishings.
Bend Design Center By Appointment Only. Bend, Or 97701	541-330-0146	N/A	www.benddesigncenter.com info@benddesigncenter.com	Jennifer Mitchell	1	2015	Kitchen cabinets & design, bathroom cabinets & design. Entertainment & other cabinet spaces. Flooring, tile & countertops.
Bend Furniture & Design - Comfort 1320 NW Galveston Bend, OR 97703	541-633-7250	541-633-7282	www.bendfurnitureanddesign.com heather@bendfurnitureanddesign.com	Heather Cashman	12	2008	North American crafted furniture & interior design services.
BLRB Architects 721 SW Industrial Way, Ste. 130 Bend, OR 97702	541-330-6506	N/A	www.blrb.com bend@blrb.com	Seth Anderson	17	2010	Interior Designers: 3. Tenant Improvements & interior remodels; interior design & branding; furniture planning & selection; & sustainable design for retail, office, education, hospitality, housing & civic projects. Projects: 954 Emkay Mixed Use; Domain Serene Wine Lounge; Drift Day Spa; Silver Moon Brewing; Central Oregon Council on Aging Remodel & Tenant Improvement; Eagle Crest Resort Greenside Cafe; Northwest Crossing Medical Clinic; Orange, CT, Senior Living; Newark, DE, Senior Living; Total Property Management.
Brass Tacks 50 SE Scott St. Mail: 1320 NE 12th St. Bend, OR 97701	541-610-8238	N/A	www.brasstacksDesigns.com lisarheedesigns@gmail.com	Lisa Rokosh	1	1991	Interior design, furniture concepts, color schemes, hard & soft surface selections & exclusive fabrics.
Brilliant Environmental Building Products 327 NW Greenwood Ave., Ste. 100 Bend, OR 97703	541-317-0202	541-550-2230	www.brilliantmaterials.com info@brilliantmaterials.com	Jorden Swart	2	2008	Specializing in sustainable building materials for the interior of a home such as wool carpet, cork flooring, bamboo, counter tops, paints, stains & more.
Cascade Design Center, Inc. 1805 NE Hwy. 20 Bend, OR 97701	541-385-0808	541-617-8763	www.cascadedesigncenter.com sales@cascadedesigncenter.com	Ronda Fitton	15	1998	Offering interior design, retail flooring & tile including hardwood, stone, tile, carpet, vinyl floorings, wall coverings & accessories, window coverings, draperies, custom furniture, framed art & professional design services.
Circa Interiors 154 NE Underwood Ave., Ste. 100 Bend, OR 97701	541-383-1440	N/A	www.circainterior.com tiffany@circainterior.com	Traci Porterfield, Tiffany Keale, Sandy Palmer	4	1991	Custom residential interior design.
Complements Home Interiors 70 SW Century Dr., Ste. 145 Bend, OR 97702	541-322-7337	541-322-7338	www.complementshome.com pjulber@complementshome.com	Patricia Julber	4	2003	Surfaces, countertops, wood flooring, furniture, fabrics, carpet, window coverings, blinds. Hunter Douglas Centurion Showcase priority dealer.
Design Works Northwest/Window Works 55118 Lazy River Dr. Sunriver, OR 97707	541-383-2455	N/A	www.bendwindowworks.com andy@bendblinds.com	Heather Scott	2	1994	Window coverings, interior design, custom Northwest/Western style furniture, general contracting. CCB# 205259.
Diana Cutler Designs PO Box 336 Bend, OR 97709	541-213-3100	N/A	www.dianacutler.com designer@dianacutler.com	Diana Cutler	2	2017	Remodels, kitchen & bathroom design, full furnishings, new construction, aging-in-place, downsizing. Meet at client's residence.

Continued on Page 26▶

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Patio World & The Race Place

Continued from page 23



patio furniture that is available.

As the years passed, Patio World and the Race Place became welcome members of the Bend community. However, the journey to modern day success didn't happen without a few bumps in the road.

According to Eric, "There have been a couple struggles that everyone in the country has felt over the past 15 years. The economic crash in 2008 was difficult, as was COVID in 2020. We were one of many businesses that were forced to close to the public during the initial COVID surge, which was a big hit to the business. Fortunately when we reopened in May of 2020 there were a lot of people that realized they should upgrade their patio furniture after spending a month or more at home, more often than usual."

Now, while the patio industry has made progress and begun to recover from the effects of COVID, Eric said that there are still issues the industry as a whole are facing.

"Since May of 2020 our biggest challenge has been supply chain delays because of COVID," Eric said. "Prior to COVID, many of our suppliers that produce their furniture in the U.S. were able to deliver products in four-eight weeks. In 2021 and 2022, the lead times for production went to a minimum three months and up to 14 months, in some cases. This made it very difficult to have furniture in stock and limited the options for customers that didn't want to wait a year to enjoy relaxing on their deck."

Fortunately, as the world recovers from COVID, so do the supply chain issues, which have gotten substantially better over the years, even if they still aren't fully recovered.

Now, the major focus for Patio World is to offer a large collection of high quality patio furniture with the help of an experienced, year round patio staff with exceptional product knowledge and industry experience. Eric and the rest of the team can play a few different roles, depending on their customer. If someone comes in with a clear idea in mind, a style that they want and the dimensions of their patio space, the team will lead them in the right direction to find their ideal patio furniture. If someone walks in with much less info, the team can still guide them into finding the perfect patio pieces that will complement their existing space while fitting into their dimensions, and their budget.

Eric is candid when discussing the price point of the patio furniture offered at Patio World, but there is a good reason why the price might seem high. While many other patio furniture suppliers prioritize looks over quality, Patio World does not cut any corners, "We specialize in furniture that is a ten-plus-year investment instead of brands that look great in the showroom but won't retain their quality for more than a few months outside."

Of these brands, there is a priority to utilize American companies, whenever possible, and the plan is to keep things that way.

When asked about the future, Eric said that the main focus of the business is here and now, "The past year has been a whirlwind of constructing and moving into our new building. We are very excited to be at our new location and be able to offer the same high quality products at a more convenient location."

For now, it looks like Patio World's plan is to settle into their new space, and continue their family legacy of providing some of the highest quality patio furniture around.

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Central Oregon Home Builders

Interior Designers *(Listed Alphabetically)*

▶ CONTINUED FROM PAGE 24

Company / Address	Phone	Fax	WebSite/Email	Contact	Staff	CO Year Est.	Services
Floor Decor LLC 184 NE Franklin Ave. Bend, OR 97701	541-383-2286	541-383-2189	wally970@hotmail.com	Marvin Wodtli	7	1992	All floor coverings, tile work, natural stone, custom showers & baths, interior design services.
Haven Home Style 856 NW Bond St., Ste. 1 Bend, OR 97703	541-330-5999	541-330-5993	www.havenhomestyle.com jackie@havenhomestyle.com	Jackie Anderson	5	2006	Commercial & residential interior design, fine furnishings, unique decor, home staging & extraordinary lighting.
Henderson Construction & Interior Design - CCB# 207765 19238 Greenlakes Loop Bend, OR 97702	541-419-3780	N/A	shdesignsinc@yahoo.com	Hollie Sheerer, Sharon Henderson	2	1985	Residential & commercial interior design & construction. Specializes in kitchen, bath & custom furniture design. A.S.I.D. member.
Hyphn 150 SW Scalehouse Lp., Ste. 103 Bend, OR 97702	541-113-9330	N/A	www.hyphn.com ShastanJee@hyphn.com	Shastan Jee	60	2004	Supplier of Steelcase office furniture, professional workplace consulting, design services, furniture installation & delivery.
Jacobson Design PO Box 5938 Bend, OR 97708	541-610-8925	541-317-0896	www.jacobsondesign.com lorrie@jacobsondesign.com	Lorrie Jacobson	1	2004	Residential & light office interior design. Allied member ASID.
Kirsti Wolfe Designs 2787 NW Clearwater Dr., Ste. 300 70 SW Century Dr., #100-170 Bend, OR 97703	541-389-1429	N/A	www.kirstiwolfedesigns.com kirsti@kirstiwolfedesigns.com	Kirsti Wolfe	1	2004	Interior architecture & design specializing in kitchens & baths; contract & hospitality design.
La-Z-Boy Furniture Galleries 455 NE Windy Knolls Dr. Bend, OR 97701	541-617-1717	541-617-9475	La-Z-Boy.com lazboy@bendcable.com	Allen Pfeifer	14	1999	Residential living & family rooms, custom accessorizing.
M. Jacobs Fine Furniture 2994 NE OB Riley Rd. Bend, OR 97703	541-382-5900	541-382-5902	www.mjacobsfurniture.com Andy.Peck@Mjacobsfurniture.com	Andy Peck	20	1985	Staff interior design consultant, home furniture & accessories.
Norman Building & Design LLC 1016 SW Emkay Dr. Bend, OR 97702	541-389-4245	541-389-0779	www.normanbuilding.com sales@normanbuilding.com	Brian Murphy, Louisa Woodworth	30	1977	Custom residential & remodels.
NW Home Interiors 1036 NW Wall St. Bend, OR 97701	541-323-3232	N/A	www.nwhomeinteriors.com Chris@NWHomeinteriors.com	Chris Smith	18	1999	Interior design services from planning to install. 20,000 sq ft retail showroom of furniture & home furnishings in downtown Bend.
Pacwest Builders LLC CCB# 211007 170 SW Scalehouse Lp. Bend, OR 97702	541-389-2089	541-389-4591	www.Pacwesthomes.com jimy@pacwesthomes.com	Steven VanSant, Spencer Williams, Jim Yozamp	15	1999	Custom home & remodeling design, interior design, commercial construction.
Patty Jones Design, LLC 2754 Northwest Crossing Dr., Ste. 203 Bend, OR 97703	541-633-7620	541-633-7621	www.pattyjonesdesign.com patty@pattyjonesdesign.com	Patty Jones	1	2005	Interior design services to residential & commercial clients specializing in new construction & remodeling.
Redmond Window Treats 1998 SW Canal Blvd. Redmond, OR 97756	541-548-8616	N/A	www.redmondwindowtreats.com redmondwindowtreats@gmail.com	Donora Winters	3	1989	Window coverings, custom bedding, draperies, shutters, blinds, shades, interior design consultation & repair services. Hunter Douglas Authorized Service Center for Central Oregon.
STEELE Associates Architects LLC 1567 SW Chandler Ave., Ste. 203 Bend, OR 97702	541-382-9867	541-385-8816	www.steele-arch.com ssteele@steele-arch.com	Scott Steele, Shirley Bircher	20	1996	Interior design, art & furniture selection for all Residential Public & Commercial project types.
Summers Flooring & Design 1841 NE Division St., Ste. 110 Bend, OR 97701	541-389-9246	541-389-7850	www.summerswoodfloors.com sales@summerswoodfloors.com	Michael Summers	14	1954	Wood flooring, LVP, laminate, carpet, wall paper, wood wall coverings, area rugs.
SwiDrak Painting 22916 McGrath Rd. Bend, OR 97701	541-771-9549	N/A	www.swidrak.com SwiDrakPainting@gmail.com	David SwiDrak	1	1999	Complete paint interior & exterior, Venetian plaster, custom stone & tile, hand texture & murals & faux finishes.
Tebbs Design Group 390 SW Columbia St., Ste. 220 Bend, OR 97702	541-389-0375	N/A	www.tebbsdesign.com info@tebbsdesign.com	Jim Tebbs	4	1992	High-end residential custom homes, green homes specialist, LEED certified homes, remodels, interior design.
Village Interiors 916 NW Wall St., Ste. 100 Bend, OR 97703	541-389-6515	541-389-6516	www.villagebend.com amber@villageinteriorsdesign.com	Amber Kerbow	3	2018	Interiors showroom featuring furniture, lighting, artwork & accessories. Professional interior design assistance always available.
Village Interiors Design Center 111 W Barclay Dr., Ste. 1-A PO Box 967 Sisters, OR 97759	541-549-6406	541-549-6405	www.villageinteriorsdesign.com patricia@villageinteriorsdesign.com	Patricia Molesworth	3	1981	Carpet, tile, natural stone, hardwood, wallpaper, fabric, bedding, blinds & custom furniture packages. Fully sampled design center showroom.

CBN has made every effort to ensure that all information is accurate and up-to-date. We cannot, however, guarantee it. Please contact us immediately if you know that certain information is not correct or you would like to be added to a list, 541-388-5665 or email cbn@cascadebusnews.com.

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Hayden Homes Celebrates More than 30 Years of Community Giving During National Volunteer Week

by KATY WOODERSON, Vice President of Marketing — Hayden Homes

Hayden Homes will celebrate the company’s culture of giving during the 49th annual National Volunteer Week, April 16-22. For more than 30 years, Hayden Homes team members have donated time, money and other resources to communities throughout Oregon, Washington and Idaho during National Volunteer Week and year-round.

Give as You Go is more than a motto at Hayden Homes, which is the largest private home builder in the Northwest. From its inception in 1989, the company has made it a priority to give and invest in the same communities in which it builds. This includes partnering with and donating to nonprofits in Hayden Homes communities, matching every dollar that employees donate to First Story — a nonprofit founded by Hayden Homes, providing affordable homeownership opportunities—and providing team members with two paid work days a year to volunteer in their local communities.

“Working with Hayden Homes is about so much more than building houses,” said Deborah Flagan, the vice president of community engagement at Hayden Homes. “By investing in our communities and supporting our employees’ charitable efforts, we’re able to go beyond building quality homes. Together we’re focused on building a strong community where everyone can lead a fulfilled life.”

- Each year, Hayden Homes team members volunteer hundreds of hours and are paid for this time. In 2022, team members volunteered over 500 hours.
- Over 80 percent of team members generously donate to First Story through a regular payroll deduction that is matched by Hayden Homes. Together, the company and team members have contributed more than \$1 million to communities throughout Oregon, Washington and Idaho.
- Organizations that team members have volunteered with include Big Brothers Big Sisters of Central Oregon, The Giving Plate, Every Child Central Oregon, Second Harvest in Tri-Cities, South Idaho Humane Society, Modern Living Services, Rake Up Boise, the Idaho Ronald McDonald House and many more.

This week, team members will volunteer with the City of Caldwell, Idaho for Caldwell Cleanup, Ronald McDonald House of Springfield Oregon, The Giving Plate in Central Oregon and Second Harvest food bank in Tri-Cities.

“It’s amazing to work for a company where I can not only work in alignment with my values, but am empowered and given resources to do so,” said David Woods, a Hayden Homes controller. “Hayden Homes walks the talk, and I hold my head high knowing that we treat our customers and team members with the utmost care, helping make Hayden Homes an incredibly fulfilling and fun place to work.”

About Hayden Homes:

Established in Redmond 1989, Hayden Homes has provided over 23,000 new homes to price-conscious, value-driven homebuyers in underserved, secondary



HAYDEN HOMES VOLUNTEERS | PHOTO COURTESY OF HAYDEN HOMES

markets throughout Washington, Oregon, Idaho and Montana. Hayden Homes continues to be the largest privately-owned new home builder in the Pacific Northwest. Hayden Homes exists to Give As You Go, so together we build a strong community, and lead fulfilled lives.

Hayden Homes has contributed \$5.6 billion to local economies and has created more than 92,000 jobs since the company’s inception. Hayden Homes supports philanthropic efforts in the communities in which they build and have contributed more than \$59 million in charitable donations with the flagship of their giving through the 501(c)(3) nonprofit, First Story. To date, First Story has provided over 100 families throughout the Pacific Northwest with an affordable home and a first step toward financial freedom. The Hayden Homes brand family of companies includes Simplicity by Hayden Homes, Wise Size Homes and Hayden Homes, all providing an unparalleled selection of opportunities for those looking to purchase a new home.

hayden-homes.com

hayden-homes.com/give-as-you-go/our-mission



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Central Oregon Home Builders

Building Designers *(Listed Alphabetically)*

See custom home builders and architects for additional building designers.

Company / Address	Phone	Fax	WebSite/Email	Contact	Staff	CO Year Est.	Services
Clough Design Studio 952 NE Francis Ct. Bend, OR 97701	541-389-7999	N/A	www.cloughdesignstudio.com cdesigns@bendcable.com	Levi Howe	1	1955	Custom home designs & remodels.
Cornerstone Drafting & Design PO Box 1421 Prineville, OR 97754	458-231-3160	N/A	www.cornerstonedd.com sales@cornerstonedd.com	Scott Kuyper	2	2008	Architectural design for residential, commercial, remodels & additions.
Datco Design 21046 Denning Dr. Bend, OR 97702	541-388-1437	541-389-3283	datco@bendbroadband.com	Brent Dattke	2	1995	All kinds of building design with a specialty of insulated concrete forms.
Evolution Home Design Inc. 20566 Goldenrod Ln. Bend, OR 97702	541-480-3725	N/A	www.evolutionhomedesign.com evolution@bendbroadband.com	John Jordan	1	1998	Custom homes, remodels, additions, passive & active solar homes, solar tempered additions & remodels, historic preservation, timber frame design & furniture design.
Homeland Design, LLC 2337 NE Eighth St. Bend, OR 97701	541-312-2141	541-312-2141	www.homelanddesignllc.com becky@homelanddesignllc.com	Joey & Becky Shaw	3	2009	Full service custom & residential home & landscape design, remodel design irrigation design, builder/permit set drawings, onsite DIY consultations, computer renderings, study scale models, construction administration & bid review.
Jason Todd Home Design 19855 Fourth St., Ste. 200 Bend, OR 97703	541-317-1289	N/A	www.jasontodd designs.com jason@jasontodd designs.com	Jason Todd	4	1998	Custom home design.
Mackprang Design Inc. 1069 NE Kayak Ln., Unit 1 Bend, OR 97701	541-389-5421	N/A	www.mackprangdesign.com mackprangdesign@bendbroadband.com	Don Mackprang	2	1978	Custom homes & remodels.
Middleton Design & Drafting 1627 NE Third St., Ste. 4 Bend, OR 97701	541-383-0633	N/A	eagle88@bendbroadband.com	Michael Middleton	4	1996	Custom homes & add-ons.
Muddy River Design 328 NW Bond St., Ste. 101A Bend, OR 97702	541-350-2319	N/A	www.muddyriverdesign.com apeterson@muddyriverdesign.com	Adam Peterson	1	2001	Award winning home designs. Custom & stock plans.
Outwest Plans for Homes & Garages Bend, OR 97702	541-480-7206	N/A	www.outwestplans.com outwestplans@yahoo.com	Lawren Duncan	2	1997	Crafted Designs for Mountain Living throughout the Western U.S.
Pacwest Builders LLC CCB# 211007 170 SW Scalehouse Ln. Bend, OR 97702	541-389-2089	541-389-4591	www.pacwesthomes.com jimy@pacwesthomes.com	Jim Yozamp, Spencer Williams, Steven VanSant	15	1999	Custom home & remodeling design, interior design, commercial construction.
Rosenquist Custom Design 354 NE Greenwood, Ste. 203 Bend, OR 97701	541-389-3241	Same as phone	rosenquistdesign@gmail.com	Bruce Rosenquist	2	1989	Residential timber frame homes.
Rozewski & Co Designers LLC 15017 Hat Rock Ln. Powell Butte, OR 97753	541-385-3296	N/A	www.rcodesigners.com jim@rcodesigners.com	James Rozewski	2	1983	Residential & small commercial building design.
Saارين Design, Inc. Bend, OR 97701	541-390-5068	N/A	www.saارينhomedesign.com dano@saارينhomedesign.com	Dano Saارين	2	1993	New residential, replacement, remodels & additions, green design.
Sun Forest Construction 803 SW Industrial Way, Ste. 204 Bend, OR 97702	541-385-8522	541-385-8557	www.sforest.com sales@sforest.com	Bob Williams, Sam Houston, Glen Dietrich	30	1977	Custom home building, design & remodels, painting.

Timbergon Inc Introduces New Townhome Community in Redmond

by JENNA JOHNSON, Regional Portfolio Manager — Colbalt Properties Group

Timbergon Inc is proud to introduce its newest townhome community, Red Cedar Townhomes, in Redmond. Timbergon Inc, along with management firm Cobalt Properties Group and builder Lar-Moon Restoration and Construction, celebrated completion of phase one with a ribbon cutting ceremony on May 8. Phase two, including eight additional units, is underway.

This project is unlike many new construction communities in Central Oregon, offering unique floorplans and finishes. The townhomes feature roll-up balcony doors and a solid metal staircase leading to a lofted work space and primary suite. There are multiple floorplans available, including studios and two-bedrooms.

Originated in 1995, Timbergon began as a wood importing business where it directly imported wood finishing products from Chile. In 2005, Timbergon created a sister company which would then take over the importing business, leaving Timbergon as an investment company focusing simply on real estate.

In 2016, Timbergon Inc. made its first jump into the real estate development world, completing its first project in 2017, with more to follow.

- 2017, Antler Project, 4plex + Duplex
- 2018, Glacier Project, 4plex
- 2022, Red Cedar Apartments, (2) Triplex + (2) Duplex (current project)
- 2023, Project 88, 16 Townhomes

Timbergon's goal is to continue developing multifamily projects throughout central Oregon, delivering an above average product.

Timbergon, Inc has partnered with Cobalt Properties Group for the leasing and management of the Red Cedar community. As a premier commercial real estate sales and property management firm, Cobalt has offices in Bend and Seattle, Washington. The Cobalt team is experienced and agile, focusing on catering to its clients' needs and offering personalized service delivered with knowledge and integrity.

The project is also listed for sale with Windermere Central Oregon Real Estate Redmond.

timbergon.com • cobaltpropertiesgroup.com



MAURICIO GONZALEZ, TIMBERGON INC FOUNDER; SALVADOR LARA, LARMOON RESTORATION & CONSTRUCTION; VICENTE GONZALEZ, VICE-PRESIDENT / PROJECT MANAGER TIMBERGON INC; AND DWAYNE WELLETTE, PRESIDENT TIMBERGON INC | PHOTO COURTESY OF TIMBERGON INC

Hayden Homes Recognizes the 2023 Sisters High School Art Scholarship Recipient

by KATY WOODERSON, Vice President of Marketing — Hayden Homes



PHOTO | COURTESY OF HAYDEN HOMES

Hayden Homes recognizes Miliani Spencer of Sisters High School as the recipient of the 2023 Hayden Homes \$2,500 Art Scholarship. A committee comprised of Hayden Homes, Paul Allen Bennett with the Sisters Arts Association, community member Kit Stafford and Sisters High School art teacher Bethany Gunnarson, chose Miliani's artwork as the winning concept this year. Her artwork showcases an iconic and majestic view from Smith Rock.

For five years, Hayden Homes, in partnership with Sisters Arts Association, has awarded a \$2,500 scholarship to a Sisters High School student who is pursuing the study of art. This year's recipient is Miliani Spencer of Sisters High School with her piece *The Skies Field of View*.

"My inspiration for this painting comes from the incredible view people see

when hiking Smith Rock and taking in the beauty of Central Oregon," said Spencer. "The view means a lot to me as someone who was born and raised here and has seen the community grow and change over time, yet the magnificent views remain the same. I hope the audience can see and appreciate that within my painting."

Miliani's artwork will be on display at the Hayden Homes McKenzie Meadows Village model home beginning in July, and the community is invited to stop by to view her artwork. Please call 541-904-0060 for an appointment.

"Arts are an integral part of the Sisters community, making this beautiful town vibrant, healthy, and unique," said Brett Swanson, regional director for Hayden Homes. "It is our honor to collaborate with Sisters High School and Sisters Arts Association to showcase the talent of Sisters' youth through this scholarship. Miliani's art adds a vibrant touch to our model home, and we are excited to showcase this special piece and support her future education."

Miliani Spencer will graduate from Sisters High School this year. She plans to attend Phagans School of Beauty and apply her creative and artistic skills to a lifelong career in the beauty industry.

About Hayden Homes:

Established in Redmond, Oregon in 1989, Hayden Homes has provided over 23,000 new homes to price-conscious, value-driven homebuyers in underserved, secondary markets throughout Washington, Oregon, Idaho and Montana. Hayden Homes continues to be the largest privately-owned new home builder in the Pacific Northwest. Hayden Homes exists to Give As You Go™, so together we build a strong community, and lead fulfilled lives.

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hayden-homes.com

Central Oregon Home Builders

Building Designers *(Listed Alphabetically)*

See custom home builders and architects for additional building designers.

▶ CONTINUED FROM PAGE 28

Company / Address	Phone	Fax	WebSite/Email	Contact	Staff	CO Year Est.	Services
Tebbs Design Group 390 SW Columbia St., Ste. 220 Bend, OR 97702	541-389-0375	N/A	www.tebbsdesign.com info@tebbsdesign.com	Jim Tebbs	4	1992	High-end residential custom homes, green homes specialist, LEED certified homes, remodels, interior design.
The Shelter Studio, Inc. 62968 OB Riley Rd., Ste. E2-2 Bend, OR 97703	541-306-4270	N/A	www.theshelterstudio.com construct@theshelterstudio.com	Jason Offutt	4	2007	Custom homes, ADU designs, speculative homes, remodels, additions, renderings, vacation homes, retirement homes, in town lots, view lots. Projects in Brasada, Tetherow, Discovery West, Tree Farm, Caldera, NorthWest Crossing, Highlands at Broken Top, throughout Central Oregon & the U.S.
Western Design International 317 NW Locust Ave., Ste.100 Prineville, OR 97754	541-382-3578	877-442-8369	www.westerndesignintl.com Elvin@Building-Design.com	Elvin Spurling	2	1990	Residential & commercial design.
Wooster Design Inspirations 2965 NE Alpine Peaks Pl. Bend, OR 97701	541-420-1230	N/A	www.woosterdesignonline.com info@woosterdesignonline.com	Viki Wooster	1	1989	New residential & remodel.
Wright Design Studio 915 NW Gasoline Alley Bend, OR 97703	541-389-9178	N/A	www.wrightdesignstudio.com rick@wrightdesignstudio.com	Rick Wright	1	1980	Custom home design.

CBN has made every effort to ensure that all information is accurate and up-to-date. We cannot, however, guarantee it. Please contact us immediately if you know that certain information is not correct or you would like to be added to a list, 541-388-5665 or email cbn@cascadebusnews.com.

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Fine Furniture *(Listed Alphabetically)*

Company / Address	Phone	Fax	WebSite/Email	Contact	Staff	CO Year Est.	Services
9 TO 5 Office Furniture 61 NW Oregon Ave., Ste. 103 #2061 Bend, OR 97709	541-480-3088	N/A	www.9to5officefurniture.com cl@9to5officefurniture.com	Christine Limburg	1	2019	Office furniture, consultation, layout/design, installation, wide range of products to inspire unique workspaces.
Bend Furniture & Design - Comfort 1320 NW Galveston Bend, OR 97703	541-633-7250	541-633-7282	www.bendfurnitureanddesign.com heather@bendfurnitureanddesign.com	Heather Cashman	12	2008	North American crafted furniture & interior design services.
Cascade Mattress & Bedroom Furniture 61334 S Hwy. 97, Ste. 340 Bend, OR 97702	541-678-7378	N/A	www.cascademattress.com michael@cascademattress.com	Michael Del Nero	4	2011	Bend's only locally owned Tempur-Pedic, Sealy Posturepedic & Stearns & Foster mattress showroom.
Central Oregon Woodworking 19745 Poplar St. Bend, OR 97702	541-390-8814	N/A	www.centraloregonwoodworking.com jeffpechan@yahoo.com	Jeff Pechan	1	1987	Custom cabinets & furniture. Bedroom & office sets.
Complements Home Interiors 70 SW Century Dr., Ste. 145 Bend, OR 97702	541-322-7337	541-322-7338	www.complementshome.com pjulber@complementshome.com	Patricia Julber	4	2003	Furniture, fabrics, carpet, drapes, blinds, home decor, wood floors. Hunter Douglas Centurion Showcase priority dealer.
Dovetails Furniture 20525 Cooley Rd. Bend, OR 97701	541-382-3006	541-385-3015	www.dovetailsfurniture.com dovetailsfurniture@yahoo.com	Ronald Hostetler, Daniel Hostetler	2	2010	Hand crafted solid wood furniture.
Furnish 761 NW Arizona Ave. Bend, OR 97703	541-617-8911	N/A	www.furnishdesign.com noelle@furnishdesign.com	Noelle & Jed Teuber	5	2002	Modern furniture sales, design advice & gifts.
Furniture Outlet 1735 NE Hwy. 20 Bend, OR 97701	541-385-0373	541-385-0512	www.furnitureoutletbend.com furnitureoutlet@bendcable.com	David Guzman	9	1992	Complete home & office furniture.
Great American Furniture Warehouse 2145 S Hwy. 97 Redmond, OR 97756	541-923-4155	541-923-6774	www.greatamericanhomefurnishings.com sandi@greatamericanhomefurnishings.com	Sandi Cowell	4	1985	All home furnishings, office desks, chairs, filing cabinets, bookcases & children's furniture.
Haven Home Style 856 NW Bond St., Ste. 1 Bend, OR 97703	541-330-5999	541-330-5993	www.havenhomestyle.com jackie@havenhomestyle.com	Jackie Anderson	5	2006	Commercial & residential fine furnishings, unique decor & extraordinary lighting.
Homegrown Barnwood Furnishings 3498 SW Helmholtz Way Redmond, OR 97756	541-693-4429	N/A	www.facebook.com/HomegrownBarnwood-Furnishings homegrownbarnwoodfurnishings@hotmail.com	Brent Gourley	1	2006	Fine furnishings made of barnwood & reclaimed lumber.
La-Z-Boy Furniture Galleries 455 NE Windy Knolls Dr. Bend, OR 97701	541-617-1717	541-617-9475	La-Z-Boy.com lazboy@bendcable.com	Allen Pfeifer	14	1999	Residential living & family rooms, custom accessorizing.
M. Jacobs Fine Furniture 2994 NE OB Riley Rd. Bend, OR 97701	541-382-5900	541-382-5902	www.mjacobsfurniture.com andy.peck@mjacobsfurniture.com	Andy Peck	20	1985	Home decor & furniture.
NW Home Interiors 1036 NW Wall St. Bend, OR 97701	541-323-3232	N/A	www.nwhomeinteriors.com Chris@NWHomeinteriors.com	Chris Smith	18	1999	Design services, fine furniture, accessories & decor.
Robert Seliger Custom Furniture 66281 White Rock Lp. Bend, OR 97703	541-389-7068	N/A	www.robertseliger.com info@robertseliger.com	Robert Seliger	3	1990	Design & build fine custom furniture.
Sisters Log Furniture & Home Decor 121 W Cascade Ave. PO Box 1926 Sisters, OR 97759	541-549-8191	541-549-6965	www.sisterslogfurniture.com info@sisterslogfurniture.com	Jeff & Pamela Munden	3	2006	Specializing in lodgepole pine furniture. Locally handcrafted western gifts & decor.
Village Interiors 916 NW Wall St., Ste. 100 Bend, OR 97703	541-389-6515	541-389-6516	www.villagebend.com amber@villageinteriorsdesign.com	Amber Kerbow	3	2018	Interiors showroom featuring furniture, lighting, artwork & accessories. Professional interior design assistance always available.
Wall Bed Factory 62885 Mercury Pl. Bend, OR 97701	800-975-8451	N/A	www.wallbedfactory.com contact@wallbedfactory.com	Jenifer Jenkins, Matthew Jenkins	14	2009	Manufacturer Wall Beds & sent throughout North America.
Wilson's of Redmond 2071 S Hwy. 97 Redmond, OR 97756	541-548-2066	541-548-0551	www.wilsonsofredmond.net wilsons@bendcable.com	Brad Rassmussen	17	1962	Office furniture, desks, chairs, bookshelves, mattresses & home furnishings.

Log Home Builders *(Listed Alphabetically)*

Company / Address	Phone	Fax	WebSite/Email	Contact	Staff	CO Year Est.	Services	Projects
Log & Lumber Concepts, Inc. 3690 N Hwy. 97 Redmond, OR 97756	541-504-8632	N/A	N/A llconcepts@hotmail.com	Scott Stewart	1	1999	Log accents, log siding, post & rail, log columns, mantels & paneling, custom milling, driveway archways & furniture.	McMenamins, Brasada Ranch, Eagle Crest, Awbrey Butte, Pronghorn.
Log Rhythms Inc. 61283 Ring Bearer Ct. Bend, OR 97702	541-389-4887	N/A	www.logrhythms.com lee@logrhythms.com	Lee Marie Steckler, Greg Steckler	2	1984	Custom home design, specializing in log home design. Animation & rendering	CNW Log Homes of America, The Shire, NW Custom Log Homes, Storm Carpenter Log Homes, One World Trading Company, Sisters Log Homes.
Northwest Custom Log Homes, Inc. 17273 Satterlee Way Bend, OR 97707	541-593-5610	541-593-9741	www.nwcustomloghomes.com northwestcustomloghomes@gmail.com	Dennis King	5	1981	Design services. Log homes, log accents, restoration. General contracting. Custom conventional homes.	Sunriver Resort, Caldera Springs, Crater Lake National Park & throughout the Northwest.
Oregon Log Home Co. 1399 Hwy. 197 PO Box 310 Maupin, OR 97037	541-395-2533	541-395-2469	www.oregonloghomes.com dreams@oregonloghomes.com	Matt Kemper	8	1970	Log & timber home manufacturers.	Private homes around Central Oregon & commercial & residential projects out of the area.
Stanley Custom Homes 60526 Chicksaw Way Bend, OR 97702	541-419-5875	541-312-8326	N/A stanleycustomlogs@hotmail.com	Jamie Stanley	1	1985	Custom log homes, handcrafted & milled, restorations & framed homes, additions & remodels.	Sisters to Fall River.
Sun Forest Construction 803 SW Industrial Way, Ste. 204 Bend, OR 97702	541-385-8522	541-385-8557	www.sforest.com sales@sforest.com	Mike Brown	30	1977	Custom homes, remodel & paint.	Caldera Springs, Bend, Sunriver, Broken Top, Brasada Ranch, Eagle Crest, Pronghorn, Thethero, Highland, Miller Tree Farm, Awbrey Butte, North Rim, Shevlin Commons, Vandever Ranch, River Rim, local acreage.
Swiss Mountain Log Homes, Inc. 152 W Barclay Dr. (Sisters Industrial Park) PO Box 2012 Sisters, OR 97759	541-385-6006	N/A	www.swissmtloghomes.com info@swissmtloghomes.com	Phil & Kris Rerat	5	1999	Hand-crafted log homes & design services, log accents & fireplace mantels, remodel & log restoration, railing & staircases, roof systems & porches, saw mill & boomtruck services, driveway entry gate & gazebo, hand-peeled lodge pole pine, Doug Fir logs.	Sisters, Black Butte Ranch, Camp Sherman, Aspen Lakes, Crosswater, Tumalo, Vandever Ranch, Bend, Prineville.
Western Design International - Prineville 317 NW Locust Ave., Ste. 100 Prineville, OR 97754	877-419-4434	877-442-8369	www.building-design.com Elvin@Building-Design.com	Elvin Spurling	2	1990	Custom log home design & drafting	Throughout Central Oregon, Brasada Ranch, Diamond Peaks, Caldera Springs.

Changing Jobs? Know Your 401(k) Options

by ED WETTIG, — Cornerstone Financial Planning Group

If you've lost your job, or are changing jobs, you may be wondering what to do with your 401(k) plan account. It's important to understand your options.

What will I be entitled to?

If you leave your job (voluntarily or involuntarily), you'll be entitled to a distribution of your vested balance. Your vested balance always includes your own contributions (pre-tax, after-tax, and Roth) and typically any investment earnings on those amounts. It also includes employer contributions (and earnings) that have satisfied your plan's vesting schedule. It's important for you to understand how your particular plan's vesting schedule works because you'll forfeit any employer contributions that haven't vested by the time you leave your job.

In general, you must be 100% vested in your employer's contributions after three years of service ("cliff vesting"), or you must vest gradually, 20% per year until you're fully vested after six years ("graded vesting"). Plans can have faster vesting schedules, and some even have 100% immediate vesting. You'll also be 100% vested once you've reached your plan's normal retirement age.

Don't spend it

While this pool of dollars may look attractive, don't spend it unless you absolutely need to. If you take a distribution you'll be taxed, at ordinary income tax rates, on the entire value of your account except for any after-tax or Roth 401(k) contributions you've made. And, if you're not yet age 55, an additional 10% penalty may apply to the taxable portion of your payout, unless an exception applies.

If your vested balance is more than \$5,000 (\$7,000 beginning in 2024), you can leave your money in your employer's plan at least until you reach the plan's normal retirement age (typically age 65). But your employer must also allow you to make a direct rollover to an IRA or to another employer's 401(k) plan, if permitted by that plan. As the name suggests, in a direct rollover the money passes directly from your 401(k) plan account to the IRA or other plan. This is preferable to a "60-day rollover," where you get a check made payable to you and then roll the money over yourself, because your employer has to withhold 20% of the taxable portion of a 60-day rollover. You can still roll over the entire amount of your distribution, but you'll need to come up with the 20% that's been withheld until you recapture that amount when you file your income tax return.

Should I roll over to my new employer's 401(k) plan or to an IRA?

Assuming both options are available to you, there's no right or wrong answer to this question. You need to weigh all of the factors, and make a decision based on your own needs and priorities. It's best to have a professional assist you with this, since the decision you make may have significant consequences — both now and in the future.

Reasons to consider rolling over to an IRA:

- You generally have more investment choices with an IRA than with an



employer's 401(k) plan. You typically may freely move your money around to the various investments offered by your IRA trustee, and you may divide up your balance among as many of those investments as you want. By contrast, employer-sponsored plans generally offer a limited menu of investments from which to choose.

- An IRA may give you more flexibility with distributions. Your distribution options in a 401(k) plan depend on the terms of that particular plan, and your options may be limited. However, with an IRA, the timing and amount of distributions are generally at your discretion (until you reach the age at which you must begin taking minimum distributions).

- You can roll over (essentially "convert") your 401(k) plan distribution to a Roth IRA. You'll generally have to pay taxes on the amount you roll over (minus any after-tax contributions you've made), but any qualified distributions from the Roth IRA in the future will be tax free.

Reasons to consider rolling over to your new employer's 401(k) plan (or stay in your current plan):

- Many employer-sponsored plans have loan provisions. If you roll over your retirement funds to a new employer's plan that permits loans, you may be able to borrow up to 50% of the amount you roll over if you need the money. You can't borrow from an IRA — you can only access the money in an IRA by taking a distribution, which may be subject to income tax and penalties. (You can give yourself a short-term loan from an IRA by taking a distribution, and then rolling the dollars back to an IRA within 60 days; however, this move is permitted only once in any 12-month time period.)

- Employer retirement plans generally provide greater creditor protection than IRAs. Most 401(k) plans receive unlimited protection from your creditors under federal law. Your creditors (with certain exceptions) cannot attach your plan funds to satisfy any of your debts and obligations, regardless of whether you've declared bankruptcy. In contrast, any amounts you roll over to a traditional or Roth IRA are generally protected under federal law only if you declare bankruptcy. Any creditor protection your IRA may receive in cases outside of bankruptcy will generally depend on the laws of your particular state. If you are concerned about asset protection, be sure to seek the assistance of a qualified professional.

- You may be able to postpone required minimum distributions. For traditional IRAs, these distributions must begin by April 1 following the year you reach age 73 (for those who reach age 72 after December 31, 2022). However, if you work past that age and are still participating in your employer's 401(k) plan, you can delay your first distribution from that plan until April 1 following the year of your retirement. (You also must own no more than 5% of the company.)

When evaluating whether to initiate a rollover always be sure to (1) ask about

Continued on Page 38 ►

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The Council on Aging of Central Oregon (CoA) Board of Directors announced that **Cassie Regimbal**, the organization's associate executive director, took over as executive director on May 1 after Susan Rotella's retirement. After eight years at the organization, Regimbal is no stranger to the challenges and opportunities facing the older adult communities in Central Oregon. She will be tasked with growing the reach and effectiveness of the Council's programs, advocating for older adults at the local, state and federal levels, and spearheading the creation and implementation of a new strategic plan.

"I had six fantastic years building Council on Aging's programs, staff, partnerships, and Senior Services Center," notes Susan Rotella, outgoing executive director. "Cassie has been by my side that entire time overseeing our client services staff and our relationships with federal and state agencies. I look forward to seeing her grow and guide the organization through many years to come."

Regimbal is the natural successor to Rotella, having worked at CoA since September, 2014. Jennifer Neahring, board vice president and chair of the executive director recruiting committee says, "We interviewed candidates across the Northwest and none of them matched the enthusiasm, determination and dedication that we saw from Cassie."

She started as an intern and rapidly moved into the positions of case manager, client services manager, director of client services, associate executive director, and now will now take the position of executive director. Regimbal, a born-and-raised Bendite, is a licensed social worker with a master's in social work from Portland State University. She started her career working with older adults in memory care and focused on hospice work during her schooling before joining the CoA team.

As she thinks about the future for CoA, Regimbal notes that "our older adult populations face hunger, isolation, houselessness, and discrimination. It is our job and our passion to support these individuals to ensure that decision makers and community members all hear their voices and advocate for their needs." Regimbal's immediate goals are to revive a robust schedule of health promotion and fall prevention classes, increase the community utilization of the new Senior Services Center, and create new partnerships to support and advocate for older adults and their loved ones.

The **La Pine Rural Fire Protection District** announced the hiring of **Erick Holsey** as the District's new fire chief. The selection follows the June 30, 2023 retirement of Chief Mike Supkis.

The La Pine Fire District's Board of Directors conducted an extensive national search to find a well-qualified and exemplary applicant. Leading candidates participated in a highly competitive and comprehensive interview process, which included multiple panel interviews with community members, Central Oregon Fire Chiefs, and District Board Directors.

We are proud to announce the appointment of Holsey as fire chief, and we are confident that Chief Holsey has the skills and experience necessary to ensure that the Fire District continues to grow and provide exceptional service to the community.

With 27 years of dedicated and progressive fire department experience and five years in the U.S. Army Infantry, he is a seasoned firefighter and leader. He is well versed in budgeting, personnel management, training, resource management, public safety, prevention and emergency and non-emergency mitigation. Chief Holsey's developed leadership and analytical skills are evident by his progression through the fire service ranks and U.S. Army service. He provides local leadership through community volunteer work and various board positions. His background has identified a reputation for a strong work ethic, unwavering devotion to service, and innovation in operations and planning.

Chief Holsey started his career in the Clatskanie Rural Fire Protection District, where he initially served as a Firefighter Paramedic from 2000-2003.

Holsey quickly rose through the ranks in Clatskanie, serving as lieutenant and division chief. In 2019, Holsey joined Columbia River Fire and Rescue as a division chief of Emergency Medical and Special Operations. He has earned AAS degrees in general studies and fire suppression and paramedic technology.



He also earned his bachelor of science degree in Fire Administration through Western Oregon University.

The Fire District is confident that Chief Holsey will develop and maintain relationships with the city, community and businesses as he takes on the role of Fire Chief. These relationships will be invaluable as he leads the Fire District into the future.

Chief Holsey will begin his new role as La Pine Fire Chief on June 1, 2023.



The Bend Foundation announced recently that it has added **Rebecca "Becky" Johnson** to its Board of Trustees. Johnson will fill the vacancy created when longtime Bend civic leader, development visionary and Old Mill founder William Smith, passed away in November of last year.

Johnson, who had a 37-year career at Oregon State University, began as an assistant professor and rose to become the first woman to lead the state's largest university as interim president from 2021 to 2022. During her tenure as interim president, the university achieved record increases in research funding, enrollment and the OSU Foundation achieved a record year of philanthropic giving, totaling over \$216 million. Prior to being named Interim President, Johnson was the leader of OSU-Cascades, OSU's branch campus in Bend, from 2009 to 2021. Under her leadership, OSU-Cascades secured funding that helped transform it from a degree transfer program to a four-year campus in 2016.

Johnson received a bachelor's degree in economics from the University of Wisconsin-Madison and a master's and a doctoral degree in agricultural economics from Michigan State University.

Mike Hollern, Bend Foundation Trustee and Chairman of the Board of Brooks Resources Corporation, said, "We invited Becky to join The Bend Foundation as a Trustee because not only does she possess extraordinary experience and board-level leadership skills, but because of her deep knowledge of and caring for the Bend community that helped bring a four-year university to Central Oregon."

Becky Johnson said, "It is an honor to be invited to serve with the wonderful trustees of The Bend Foundation. Having recently retired and relocated back to Bend, I am looking forward to dedicating time and energy to furthering the cause and carrying out the mission of the foundation to the betterment of the community in the coming years."

Other Bend Foundation trustees include Conley Brooks, Jr., board member of Brooks Resources Corporation; Colin S. Brooks, board member of Brooks Resources Corporation; Mike Hollern, chairman of the Board of Brooks Resources Corporation; Romy Mortensen, VP of sales and marketing of Brooks Resources Corporation and Kirk Schueler, president and CEO of Brooks Resources Corporation.



On May 11, **Diane Robinson** got a Hole N One at **Awbrey Glen Golf Club**, Hole #16 at 117 yards using a 7 rescue. Witnessed by Suzy Carver, Leann Mattison & Paula Bearson.

Seven Peaks School announced five of our seventh graders will present their research at National History Day Finals (NHD) Nationals in Maryland this June. The following students are recognized for their outstanding achievements in advancing to Nationals in these categories:

More Who's Who Page 34 ►

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Who's Who
Continued from page 33

- Exhibit**
First Place, Lauren Henry
- Documentary**
First Place, Casey Hicks
Second Place, Eimear Erickson
- Website**
First Place, Hannah Miller
Second Place, Chase Cofas

What's National History Day? Each year, schools from across the nation participate in the cross-curricular event called National History Day (NHD). All Seven Peaks students in MYP 2 (seventh grade) participated in NHD, joining students across the state and over half a million 6-12 grade students nationwide conducting in-depth historical research to produce dramatic performances, exhibits, multimedia documentaries, papers, and websites based on an annual theme. The theme for this year was Frontiers in History: People, Places, Ideas.

"I'm nervous about presenting in front of so many people," said Chase Cofas, whose website won second place and the Indigenous History Award. "But, at the same time, excited to have the opportunity."

Seven Peaks has a proud history with National History Day; we have had many students find success participating in both the state-level and national-level competitions at the University of Maryland in College Park, Maryland, near Washington, DC.

Seven Peaks' middle years history teacher and NHD Lead, Patrick O'Brien, explains what this honor means to him: "I warmly congratulate our Seven Peaks students who will represent our community by competing against other middle school students across the country at the National History Day competition in June. A special thank you to Dr. Kruer, who, like me, strives for a student-centered approach that empowers our students to become effective communicators, critical thinkers, and inquirers who gain more depth of knowledge through their student-led projects. I relish watching you gain awareness of your time management and research while becoming responsible global citizens. Best of luck to all of you! You five have earned this experience and opportunity!"

This unique approach to learning history through NHD carries many benefits for our students. Rather than simply reading a textbook and memorizing dates, students learn interdisciplinary characteristics of historical study, further developing their strong International Baccalaureate skills. Best of all, they will do so while cultivating their own interests and talents. Learning outcomes for this unit included:

- Identifying and practicing strong digital citizenship.
- Using creative expression to interpret primary and secondary sources.
- Implementing effective research strategies.
- Developing critical thinking, communication, and problem-solving skills.

- Synthesizing ideas across disciplines.
- When interviewing our seventh graders, the consensus was all-around excitement for the opportunity to travel to Washington DC (for the first time), sharing the experience with their classmates while getting the opportunity to present their hard work on a larger stage.
- A special thank you to our lead teachers, Megan Kruer and Patrick O'Brien who have a wide range of experience teaching history through this research-based approach and are very pleased at the efforts of all of our seventh-grade students.



(L-R) LAUREN HENRY, CASEY HICKS, EIMEAR ERICKSON, HANNAH MILLER AND CHASE COFAS | PHOTO COURTESY OF SEVEN PEAKS SCHOOL

Heart of Oregon Corps YouthBuild Program Receives Big Boost

\$1.5M Federal Grant Awarded to Empower Central Oregon Youth

by LEANNA WILLIAMS



HEART OF OREGON CORPS YOUTHBUILD PROGRAM GROUP | PHOTO COURTESY OF HEART OF OREGON CORPS

Heart of Oregon Corps' YouthBuild program is celebrating the announcement of a \$1.5M grant award from the U.S. Department of Labor. Heart of Oregon Corps is one of just 68 programs across the country selected for this highly competitive opportunity, and the only organization in Oregon to be awarded this year.

The YouthBuild grant, Heart of Oregon's seventh since 2009, will be combined with local support to operate the program over three years, 2023-2026. In that time, the program will engage at least 66 youth, ages 16-24, from communities all across Central Oregon. Although these young people face barriers such as generational poverty, substance abuse, homelessness, court involvement, and/or lack of parental support, they come to YouthBuild to reconnect and pursue their education, prepare for future careers, and grow into community leaders. A network of schools, agencies, nonprofits, and caring family members refer youth, who then apply and prove eligibility, interview, and compete for a spot in the program.

"This federal investment in Central Oregon will pay huge dividends in the lives of young people working hard to learn and secure job training that helps them and their communities," Wyden said. "I'm gratified the Heart of Oregon Corps has earned this \$1.5 million to continue building on its record of success with Oregonians trying to get off to a solid start in their careers. And I'll keep battling for similar opportunities for young Oregonians across our state."

The Heart of Oregon Corps YouthBuild program will celebrate this continued investment at their schoolhouse classroom in Sisters with partners and Board Members on Wednesday. This week, YouthBuild participants are with Sisters Habitat for Humanity, building affordable housing and learning carpentry skills. Other participants are working towards completion of their high school diploma and or GED attainment as well as serving in local nonprofit child development centers.

YouthBuild's evidence-based, comprehensive program model propels disconnected youth to re-engage in school to earn their diploma or GED while learning job skills by engaging in either the construction or child and youth development training track. Leadership is also a key program element, ensuring that young people build resilience while developing a connection to their



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Early Bird Baile	\$30
Regular Price Baile	\$40

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Margaritas by Hola!

Music by Conjunto Alegre

Hosted by Riverhouse on the Deschutes



Subaru of Bend to Make Largest Share the Love Event Donation to First Story

The \$45,000 Donation will Directly Support an Affordable Homeownership Opportunity for a Bend Family that’s Raising the Wall on a Home of Their Own

by ERIN FOOTE MORGAN

First Story received a \$45,000 check from Subaru of Bend, their largest Share the Love Event donation ever, on May 11. The check presentation took place at the car dealership’s newly-remodeled facility in Bend.

The donation will directly support the construction of a new home for a Bend family that will receive First Story’s zero-down, zero-interest, 30-year home loan. First Story, Hayden Homes and community members helped the Bend family “raise the wall” on their new home in the First Place community on May 9.

The wall-raising event on was a milestone that’s celebrated in every community where a new First Story home is built. The event brings together the family that will eventually move into the home, the home builders, community members and First Story supporters to celebrate the partnerships that make First Story’s affordable homeownership opportunities possible.

During the Share the Love Event donation presentation, attendees got a sneak peek of Subaru of Bend’s new facility, which will be the largest Subaru facility in the country. The dealership is in the final stages of a two-year building process and the new facility boasts 50 service bays with four green roofs across 110,000 square feet.

“We’re long-time fans and supporters of First Story and we’re really excited to present them with our largest Share the Love Event donation,” said Jake Thomas, the manager of Subaru of Bend. “To know that the donation will help a local family become homeowners is something special.”

Subaru of Bend has been a Subaru partner for 51 years and has participated in the annual Share the Love Event since it began in 2008. This year’s donation to First Story is the product of \$250 for every car sale that Subaru of Bend made between mid-November and January 3. This is the second time that Subaru of Bend has selected First Story to be its Share the Love Event recipient. To date, Subaru of Bend has donated \$423,220 to charities through the event, in addition to other charitable giving.

“Subaru of Bend’s generosity and commitment to giving back to the Central Oregon community is changing lives,” said Claire Duncan, First Story’s executive director. “This donation is providing a family with a hand up to

homeownership, putting them on a path toward asset-building, financial stability and economic mobility.”

First Story’s affordable home loan program is supported by a partnership with its founder, Hayden Homes, plus in-kind donations of labor and building materials and the financial support of a robust network of donors. Through this innovative collaboration, eligible families receive a zero-down, zero-interest, 30-year mortgage on their very own Hayden Home.

To date, First Story has helped 109 families become homeowners.

Of those families,

- 100% earn less than 80% of area median income
- 100% are first-time homebuyers
- 80% are the first in their families ever to own a home
- 30% identify as minorities
- 20% are households with children who have disabilities

About First Story:

Now celebrating its 25th year, First Story is a 501(c)(3) nonprofit on a mission to address the affordable housing crisis in the Northwest. First Story uses an integrated approach to affordable housing by giving individuals a hand up to homeownership while encouraging inclusivity.

First Story collaborates with builder Hayden Homes and in-kind partners to construct or fully refurbish homes in existing Hayden Homes communities. The homes are then sold to individuals and families earning 80 percent of area median income or below through First Story’s innovative loan program, which provides loans at zero-down, zero-percent interest for 30 years.

The organization also supports community nonprofits through a giving grant program in partnership with Hayden Homes. First Story has granted more than \$2.2 million to more than 1,000 charities providing shelter, food and advocacy services in communities served. The organization is based in Bend, and serves Oregon, Washington, Idaho and Montana.

firststory.org



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Bend Dermatology Clinic Expands Medical & Cosmetic Services with Addition of New Providers

by **PATRICE WILDING**

Bend Dermatology Clinic, a leading provider of medical and cosmetic dermatology services and Mohs Micrographic surgery, announces the addition of two new providers to its regional offices.

Bailey Brandt, certified physician assistant, joins the staff to serve at three Bend Dermatology Clinic locations:

- **East Bend — Main** at 2747 NE Conners Ave.;
- **West Bend** at 2855 NW Crossing Dr., Ste. 104; and
- **Prineville** at 555 NW Third St.

An Oregon native with experience in hematology and gynecology (and pregnancy-related skin conditions), Brandt earned a bachelor's degree in biology from Saint Mary's College of California and a master's degree in physician assistant studies from Oregon Health & Science University.

Former team member Suzy Stone-Sage, a board-registered nurse and cosmetic injector, returns to Bend Dermatology Clinic to serve at East Bend Mohs & DermaSpa at 2705 NE Conners Ave. and the West Bend location at 2855 NW Crossing Dr., Ste. 104. Stone-Sage has more than 25 years of experience in the health and wellness industry and earned a bachelor's degree in nursing from Oregon Health and Science University. She specializes in advanced injectable techniques and laser treatments.

"Bailey and Suzy make welcome additions to our team as we continuously work to expand access to dermatological care for regional patients," said Dr. William Delgado, board-certified dermatologist and fellowship-trained Mohs Micrographic Surgeon at Bend Dermatology Clinic. "Their collective experience and passion for dermatology ensures we will be able to provide highly personalized, best-in-class care to those who entrust us with their medical and cosmetic dermatology needs."

Brandt and Stone-Sage are accepting new and existing patients. To schedule an appointment, visit BendDerm.com or call 541-382-5712.



Bailey Brandt



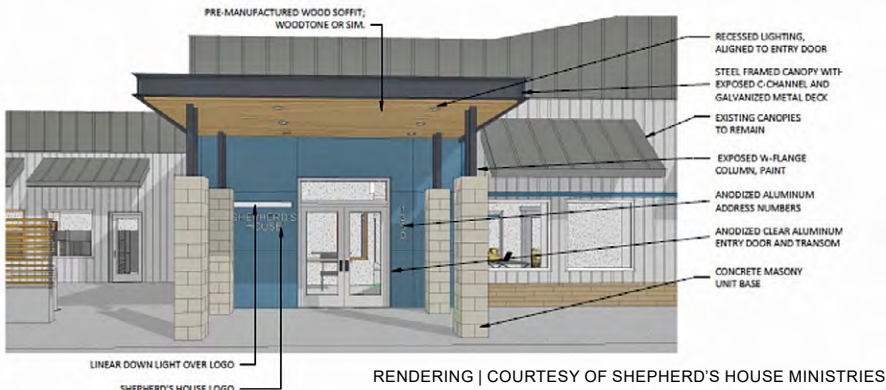
Suzy Stone-Sage

About Bend Dermatology Clinic:

Established in 1980, Bend Dermatology Clinic cares for Oregon residents in Bend, Klamath Falls, Prineville and Redmond with patient-oriented, best-in-class dermatological expertise and cosmetic treatments. Bend Dermatology specializes in medical dermatology, Mohs Micrographic Surgery for skin cancer, and cosmetic dermatology including injectables and fillers, laser treatments, clinical peels, microneedling and more. Bend Dermatology's team includes some of the area's most experienced and highly trained advanced practitioners, board-certified dermatologists, fellowship-trained Mohs surgeons and aestheticians. From treating skin cancer to cosmetic dermatology to managing everyday skin, hair, and nail conditions the entire team at Bend Dermatology is dedicated to empowering patients to love their skin with effective dermatological care.

BendDerm.com

Shepherd's House Celebrates Progress in Redmond



provided by **SHEPHERD'S HOUSE MINISTRIES**

Shepherd's House Ministries announces the future opening of a brand new, year-round Redmond Campus to serve the homeless population. This new shelter will offer life-transforming help to the many who are stuck in the dilemma of homelessness.

In the next six months, there may be two major land closures to the east of Redmond resulting in up to 100 people experiencing homelessness being displaced and needing to relocate. In the same season, Shepherd's House is preparing to open this new Redmond Campus that will be the only low-barrier homeless shelter in the city. On May 10, a special event, Celebrating Progress, kicked off the final phase of fundraising to finish the construction and prepare for operations of the Redmond Campus of Shepherd's House.

The 2023 Point in Time (PIT) Count numbers were released in April and indicate over 262 persons experiencing homelessness have been counted in Redmond in January, up 40 percent from the 2021 count. This is a significant increase over past years. Shepherd's House is prepared to expand beyond nine winters of seasonal shelter in Redmond to provide a comprehensive and compassionate year-round response by caring for the holistic needs of people experiencing homelessness and partnering on next steps.

We know this new campus serves as a significant part of the solution for the challenges around the issues of homelessness in Central Oregon and specifically in Redmond.

Major funding for the Redmond Campus comes from:

- Federal Home Loan Bank: \$750,000
- City of Redmond: \$450,000
- Deschutes County: \$300,000
- Murdock Trust: \$300,000
- Newhouse Charitable Fund: \$100,000
- Maybelle Clark McDonald Foundation: \$100,000
- Private donors: over \$400,000, led by the Hodecker Family in honor of Lari Hodecker, \$108,000

The May 10 celebration launched the public phase of fundraising the final \$400,000 (11.5 percent) of the \$3,500,000 Capital Campaign to fund the costs of construction and the first year of operating costs.

Attendees at the May 10 Celebrating Progress Event included Redmond Mayor Ed Fitch, Deschutes County Commissioner Patti Adair, the Newhouse Charitable Fund, Executive Director Curt Floski, Board, staff, volunteers and donors of Shepherd's House.

shministries.org

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Event Details at CascadeBusNews.com/Business-Events

BUSINESS
EVENTS



May 17
3:30-5:30pm Bend Chamber YP Expert Chat: Giving & Receiving Feedback, at COCC Cascades Hall 118, Bend.

May 17
4:30-7pm Kernutt Stokes Grand Opening, Open House and Ribbon Cutting Celebration at 1777 SW Chandler Ave., Ste. 280, Bend.

May 18
8-9:30am Bend Chamber Commerce & Coffee at Unofficial Logging Co., Bend.

May 18
11:30am City Club of Central Oregon May Forum, Bending the Curve: Pathways out of Houselessness, at Riverhouse on the Deschutes, Bend.

May 18
11:30am-12:30pm First Interstate Financial Education Seminar at La Pine Activity Center.

May 18
Noon-1:15pm TiE Oregon, SEDCOR, MEDP and EDCO Venture Catalyst Deanne Buck Free Webinar, Raising Capital (Debt vs Equity), with Moderators Ernie Bootsma, Scott Bossom, Paul Jensen and Jenn Lynch.

May 18
2-7pm SriPonya, BendFilm, SkyLine Recovery and Broken Top Counseling Screening of *Medicating Normal* and workshop, Harm Reduction: A Guide to Coming Off Psychiatric Medication, at Unitarian Universalist Fellowship, Bend.

May 19
8am Deschutes County 2023 Legislative Update.

May 22
11am-1:30pm EDCO Annual Luncheon at Riverhouse on the Deschutes, Bend.

May 23
4-6pm City of Bend Virtual and In-Person Transportation Bond Oversight Committee Meeting at Bend City Hall Council Chambers.

May 23
6pm City of Redmond City Council Meeting.

May 24
5-6pm COCC Virtual Nursing Info Session.

May 25
9-10:30am First Interstate Bank, Sunriver Police Department and Sunriver Chamber Croissants, Counterfeits and Cops at Café Sintra, Sunriver.

May 25
1-2pm COCC Paramedicine Info Session at COCC Cascades Hall Room 114, Bend Campus.

May 25
1-2:30pm City of Bend Virtual and In-Person Accessibility Advisory Committee Meeting at Bend City Hall Council Chambers.

May 25
4:30-7pm EDCO Central Oregon PubTalk at Worthy Brewing, Bend.

May 25
5:30pm Deschutes County Planning Commission Meeting.

May 25
6-7:30pm C Central Oregon Disability Support Net-

work Benefit Concert with composer Eric Genuis at Riverbend Church, Bend.

May 26
8am Deschutes County 2023 Legislative Update.

May 30
11:30am-1pm Redmond Chamber Lunch and Learn at Redmond Chamber.

May 30
4-6pm City of Bend Virtual and In-Person Transportation Bond Oversight Committee Meeting at Bend City Hall Council Chambers.

May 31
9am Deschutes County Board of County Commissioners Meeting.

June 1
9-10am Bend Chamber Ribbon Cutting at Nothing Bundt Cakes, Bend.

June 2
5-9pm Heart of Oregon Corps Farm to Fork at Seventh Mountain Resort.

June 7
5pm City of Redmond Urban Area Planning Commission Meeting.

WORKSHOPS
& TRAINING



(Ongoing)
COCC Small Business Development Center Virtual Classes.

Building Permits

COMMERCIAL PERMITS WEEK ENDING 4-28-23

City of Bend	
\$225,000.00	- Commercial (Addition) 434 sf. at 1004 NW Newport Ave. Bend 97703 OR Owner: Weekapaug Holdings, LLC Permit # PRAD202208096
\$139,100.00	- Commercial (Alteration) 5,420 sf. at 2359 NE Division St. Bend 97703 OR Owner: Reitan Re Holdings, LLC Permit # PRRE202302026
\$50,000.00	- Commercial (Alteration) 843 sf. at 1288 SW Simpson Ave. Ste. A Bend 97702 OR Owner: Forum Westside, LLC Permit # PRRE202208129
\$50,000.00	- Commercial (Alteration) 843 sf. at 1288 SW Simpson Ave. Ste. B2 Bend 97702 OR Owner: Forum Westside, LLC Permit # PRRE202208129
City of Redmond	
\$1,120,000.00	- Commercial (Alteration) at 2625 SW 17th Pl. Redmond 97756 OR Owner: Mid Oregon Federal Credit Union PO Box 6749 Bend, OR 97708 Builder: Sunwest One, Inc. 541-548-7341 Permit # 711-23-000104
Deschutes County	
\$23,370.00	- Commercial (Addition) 72 sf. at 1307 W McKinney Butte Rd. Sisters 97759 OR Owner: Sisters Community Church 1300 McKenzie Hwy Sisters, OR 97759 Permit # 247-23-001351
\$16,000.00	- Commercial (Alteration) at 16480 South Century Dr. Bend 97707 OR Owner: USA 501 Canal Blvd Ste E-J Vanhorn Point Richard, CA 94801 Permit # 247-22-009177
Jefferson Co. & City of Madras	
\$69,879.00	- Commercial (New) at 115 NE A St. Madras 97741 OR Owner: CB Ventures, LLC PO Box 25557 Eugene, OR 97402 Builder: Western Americal Glass Enterprises, Inc. 503-230-0500 Permit # 451-23-000713

COMMERCIAL PERMITS WEEK ENDING 5-5-23

City of Bend	
\$1,500,000.00	- Commercial (New) 5,248 sf. at 20001 Murphy Rd. Bend 97702 OR Owner: Murphy Crossing, LLC Builder: Arrowood Development, LLC 541-322-9064 Permit # PRNC202204811
\$250,000.00	- Commercial (Alteration) 5,746 sf. at 63040 Lower Meadow Dr. Bend 97701 OR Owner: Proxima Ventures, LLC Permit # PRRE202208224
\$32,000.00	- Commercial (Alteration) 1,046 sf. at 1500 NE Cushing Dr. Unit 120 Bend 97701 OR Owner: Neff Place, LLC Builder: JD Neel Construction, Inc. 541-508-8444 Permit # PRRE202300693
\$21,000.00	- Commercial (Alteration) 1,520 sf. at 1474 NW Wall St. Ste. 120 Bend 97703 OR Owner: Sycan B Corp Builder: Compass Commercial Construction Services, LLC 541-848-4073 Permit # PRRE202300763
Deschutes County	
\$6,626,108.00	- Commercial (New) 26,671 sf. at 62864 NE Oxford Ct. Bend 97701 OR Owner: Three Sisters Holdings, LLC Builder: Empire Construction & Development, LLC 541-389-0070 Permit # PRNC202107217
\$1,690,274.00	- Commercial (Multi Family) 23,400 sf. at 51376 Preble Way La Pine 97739 OR Owner: VDV Investments, LLC 61240 Skyline Ranch Rd. Bend, OR 97703 Permit # 247-22-007513
\$1,690,274.00	- Commercial (Multi Family) 117,000 sf. at 51376 Preble Way La Pine 97739 OR Owner: VDV Investments, LLC 61240 Skyline Ranch Rd. Bend, OR 97703 Permit # 247-22-007594
\$20,000.00	- Commercial (Alteration) at 395 NW Pershall Way Redmond 97756 OR Owner: AT&T 4004 Kruse Way Pl. Lake Oswego, OR 97035 Permit # 247-22-007149

Building a Better

Continued from page 3

Part ONE of the series last month, which focused on the history that led to the signing of SB100.

Part Two is *What Will Bend Be Like for Our Kids Over the Next 25 Years?* Presented by Taylor Brooks. Just like 50 years ago, Oregon is again taking bold new action on growth laws aimed at building sustainable, resilient, and equitable cities. Learn what these new laws will mean for Bend and how we can improve livability while doubling in population. This program is scheduled for Tuesday, May 23 at 7pm at the Deschutes Brewery Mountain Room, located at 901 SW Simpson Ave above the tasting room. Speakers include Saumya Kini an associate urban designer at Walker Macy Landscape Architects, and Blaine Merker, partner and managing director at Gehl, an urban design consultancy based in Copenhagen. Merker is

originally from Bend. Admission is free but due to space constraints, pre-registration is required at buildingabetterbend.org. Doors will open at 6:30pm and the program starts at 7pm. A no-host bar will be available. Part 3's lecture, presented by Pinnacle Architecture, will tackle the wild future beyond 2048. It will discuss how we can effectively plan and maintain our region's beauty and quality of life, despite our lives and city being changed by a warming climate, population growth and less water. This program will take place in fall 2023 with date, location and speakers to be announced soon. **About Building a Better Bend:** For 20 years, Building a Better Bend has been bringing an annual lecture series to Central Oregon. We host expert speakers who share their experiences with the public and professionals in our community about ways to have a positive impact on the quality of development and growth in our region.

buildingabetterbend.com

Changing Jobs?

Continued from page 32

possible surrender charges that may be imposed by your employer plan, or new surrender charges that your IRA may impose, (2) compare investment fees and expenses charged by your IRA (and investment funds) with those charged by your employer plan (if any), and (3) understand any accumulated rights or guarantees that you may be giving up by transferring funds out of your employer plan.

What about outstanding plan loans?

In general, if you have an outstanding plan loan, you'll need to pay it back, or the outstanding balance will be taxed as if it had been distributed to you in cash. If you can't pay the loan back before you leave, you'll still have 60 days to roll over the amount that's been treated as a distribution to your IRA. Of course, you'll need to come up with the dollars from other sources.

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Heart of Oregon Corps

Continued from page 34

communities through service and volunteerism.

Youth earn a small living stipend and receive a regional bus pass while attending program for 12 full months. YouthBuild participants will divide their time between classroom instruction — where they earn their high school diploma or GED — and workplace training to prepare for postsecondary opportunities. Through hands-on training, youth earn nationally recognized career certifications such as NCCER, Oregon BOLI-Pre-Apprenticeship, and Child and Youth Care certifications. The YouthBuild program has a strong leadership development component with the whole program meeting once a week to bond with their peers, connect with mentors, and complete service projects in their community. Support does not stop at program completion. Graduates create a 'transition engagement contract' to set goals while they access YouthBuild wrap-around services for another 12 months as they transition into employment, post-secondary training or degrees, and increased self-sufficiency.

Young people will build three single-family affordable homes for local families in need in the next three years. One of these homes is currently being built in Sisters through a partnership with Sisters Habitat for Humanity. Heart of Oregon Corps is looking forward to partnering with First Story to construct a second affordable home in Bend this fall, and the third home will be built in Redmond in partnership with Opportunity Foundation.

Partnerships are key in ensuring that youth receive the training and skills they need to seek out, gain, and maintain gainful employment. Oregon BOLI-Apprenticeship and Training Division, Pacific Northwest Carpenter's Institute

and the Local 290 Plumbers and Steamfitters are committed partners in helping youth access apprenticeships. Heart of Oregon engages long-time business supporters like R&H Construction, Knife River, Kirby Nagelhout Construction, Pence Construction, Skanska, Hayden Homes, Mike's Fence Center, Rosendin Electric, and Fortis Construction to help youth find internships and jobs after program completion. Youth also have the opportunity to explore college, taking their first college credit and touring the regional campuses of partner Central Oregon Community College.

"These young people demonstrate grit and leadership beyond measure," shared Employer Advisory Council members Ryan Eckman of Mike's Fence Center and Gary North of R&H Construction. "When they reach their full potential as working citizens, all of us benefit. Our neighborhoods flourish with refreshed housing, public service projects, and young leaders who are equipped with the tools they need to thrive."

Heart of Oregon Corps will be recruiting for the next YouthBuild cohort in Fall of 2023. Check our website in September for details regarding pre-enrollment information sessions. We currently have open positions for our conservation programs with locations in Prineville and Bend.

About Heart of Oregon Corps and Heart of Oregon YouthBuild:

Heart of Oregon Corps is a nonprofit organization that empowers youth and young adults through employment, job training, education, and service to Central Oregon communities. Youth and young adults transform their own lives while improving their communities. All HOC programs apply a "work-earn-learn" model that invests in local young people, many of whom come from underserved backgrounds, to prepare them for the workforce and to develop their leadership. HOC is accredited by the Corps Center for Excellence. Heart of Oregon Corps trains tomorrow's workforce today — and they are accepting youth applications now.

About Department of Labor's YouthBuild Program:

YouthBuild is a community-based pre-apprenticeship program that provides job training and educational opportunities for at-risk youth ages 16-24 who have previously dropped out of high school. Youth learn vocational skills in construction, as well as in other in-demand industries that include health care, information technology, and hospitality. Youth also provide community service through the required construction or rehabilitation of affordable housing for low-income or homeless families in their own neighborhoods. Administered by the Office of Workforce Investment's Division of Youth Services, YouthBuild serves more than 5,000 youth in approximately 175 YouthBuild programs in more than 40 states. For a list of DOL-funded YouthBuild programs, please visit dol.gov/agencies/eta/youth/youthbuild. Official DOL announcement: dol.gov/newsroom/releases/eta/eta20230428-0.

hearttoforegon.org

RECENT TRANSACTIONS

Continued from Page 3

represented the seller, **17 NW Irving, LLC**.

Compass Commercial Real Estate Services broker **Bruce Churchill** represented the landlord, **320 Bond, LLC**, in the lease of a 2,301 SF office suite located at 320 SW Upper Terrace Drive in Bend. **Compass Commercial** brokers **Churchill, Jay Lyons, SIOR, CCIM** and **Grant Schultz, CCIM** represented the tenant, **Effectual, Inc.**

Broker **Graham Dent, SIOR** with **Compass Commercial Real Estate Services** represented the landlord, **SBM Property, LLC**, in the lease of a 3,000 SF retail suite located at 20505 Robal Road in Bend.



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Town & Country

Kôr Community Land Trust Poplar Community Groundbreaking Ceremony

Photos courtesy of Kôr Community Land Trust



(L-R) Commissioner Phil Chang, Mayor Melanie Keebler, Councilor Anthony Broadman, Kôr Executive Director Jackie Keogh, Chief Sales & Underwriting Officer at Providence Health Plan Brad Garrigues, CEO Bend Chamber Katy Brooks, Councilor Patti Adair, Oregon Housing and Community Services Assistant Director of Homeownership Programs Kim Freeman, Washington Trust Bank Relationship Manager Craig Chenoweth.



Kôr Executive Director Jackie Keogh, with the Washington Trust Bank Bend office.



Kôr Executive Director Jackie Keogh.



Washington Trust Bank Relationship Manager Craig Chenoweth.



Oregon Housing and Community Services Assistant Director of Homeownership Programs Kim Freeman.



Mayor Melanie Keebler.



CEO Bend Chamber Katy Brooks and Chief Sales and Underwriting Officer at Providence Health Plan Brad Garrigues.



Kôr Board Member, Winsome Construction, David Sullivan, Kôr Executive Director Jackie Keogh, Kôr Board Member and Homeowner, Campfire, Brett Dery.



Ashley and Vance Principle Jim Lord, Kôr Real Estate Director Gina Franzosa, City of Bend Affordable Housing Advisory Council, Cindy King, Oregon Housing and Community Services Assistant Director of Homeownership Programs Kim Freeman, Councilor Patti Adair.



CEO and Founder of Hiatus Homes Jesse Russell, Mayor Keebler, Anthony Broadman, Brad Garrigues and among the event attendees.

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