



summer  
2022

# N AMY Shair's TRIANGLE NEWSLETTER

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## 2022 Interior Design Trends

This year, it's all about making comfortable risks & creating a space that is all your own. Here are a few home décor trends in 2022.

- Rich, Moody Colors—Instead of an all white palette, designers are moving to bolder, more earthy motifs as they provide the perfect backdrop for bold finishes or mixed metals accents which add dimension to any space.
- Warm, Natural Accents & Fixtures—Bohemian décor is more popular than ever teak, bamboo, & unfinished wood have become staples, they offer a tinge of warmth without being overbearing or stale.
- Vintage-Inspired, Eclectic Décor— Instead of using themed novelty accents, try using various vintage trinkets, blended together by era, color or shape.
- Abundance of Texture—Using multiple textures at once is an easy trend to incorporate into your home, they will emphasize a sense of variation, depth & character.
- Statement Lighting—Lighting that is rich in personality is the secret ingredient to a cohesive space. Once used only for function, now it is treated as an opportunity to accessorize.
- At Home Bars & Entertainment Spaces—With all the time we are spending at home, entertainment spaces are a must. Bars & finished bonus rooms have become essential to entertain guests & play into our comfortability.

If you need a recommendation for a vendor to help with these or any other home renovations projects, give me a call!

*Amy*



## NC Family Day Trips

There are many great options for family day trips from the Triangle area this summer!

Visit the world's largest natural habitat zoo in Asheboro but make sure you wear comfy shoes.

For the NASCAR family check out the Richard Petty Museum in Randleman or the NASCAR Hall of Fame in Charlotte.

Travel back in time at the historic town of Old Salem & wander the gardens, have a snack at the Muddy Creek Café & listen to traditional and folk musicians.

Visit the Greensboro Children's Museum or the Greensboro Science center which includes an aquarium, museum, zoo & treetop adventure park all in one.

Check out Carolina Beach State Park and nearby Fort Fisher State Historic Site & Aquarium.

Time to get your HVAC in working order for the summer!



**Johnny Powell**  
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## The Hardest Working Plants That Clean the Air Indoors

1. The spider plant reached top status when in the early 1980's NASA research proved it could remove harmful indoor air pollutants. It is also super easy to care for.
2. The snake plant adds a fun shape with its upright, variegated leaves. It's hardy, tolerates neglect & is easy to grow. It differs from most plants as it produces oxygen & removes carbon dioxide during the night.
3. Golden Pothos is a vine with broad, heart-shaped leaves, commonly grown in hanging baskets. It's one of the easiest houseplants to grow and is good at removing a variety of household chemical vapors.
4. The peace lily with its broad white flowers, is exceptional at removing benzene, formaldehyde & other harmful indoor pollutants.
5. The Chinese evergreen is great for low light rooms but remove the berries as they are poisonous. The heavier the pollutants, the harder the Chinese evergreen works.
6. English Ivy is a vining plant that can be encourage to sprawl across a tabletop or drape off a shelf. It tolerates a variety of indoor climates but is not fond of high heat.
7. The corn plant is one of the most popular indoor plants, it thrives in all sort of conditions, but know it can grow up to 10 feet tall indoors.



## MARKET WATCH

Mortgage interest rates have increased; it was predicted by economic analysts so it shouldn't have been a surprise, but what effect will it have on the Triangle real estate market? This has caused some buyers to delay purchasing & extend their leases, while other buyers are staying on track to buy a property as soon as they find what they want. Sellers who are realistic about pricing their homes will still sell quickly if the homes are in a good location & in very good condition. New construction is easing slightly - some builders are offering mortgage incentives, & some are now allowing investors to buy since some buyers can no longer qualify with the increased rates. For most people buying or selling now is better than waiting as home prices are not expected to go down.



# Smart Home Devices: Which are Right for You?

When you're not home, little doubts can plague you. Did I lock the door? Is the AC still on full blast? Smart home devices can resolve those questions & ease your mind. They can also make your home more comfortable, convenient, & save you money.

Once only used in super-rich & alpha geeks homes, smart home devices have become more common, user friendly, & affordable. Here are the 3 most common smart home device categories to solve your smart home goals!

1. **Smart Thermostats**—The top-selling smart home device. Smart thermostats let you create programmable temperature settings based on your schedule, the weather, & your own needs.  
Pros—They reduce the use of HVAC systems when no one is home.  
Cons—They can be complex to operate & may require pro installation.
2. **Smart Lighting**—Smart lightbulbs or smart switches. Both are controlled remotely, via your smartphone or with a voice assistant. You can also program them to turn on & off at certain times & control their brightness.  
Pros—Smart bulbs are easy to set up & easy to scale up over time.  
Cons— You can't get smart bulbs to fit every fixture & some don't work well with dimmers.
3. **Smart Door Locks**—They let you lock & unlock your home with the tap of a finger or a voice command. No keys required. Some locks even have remote access & video access to see who is at your door.  
Pros— You don't have to dig for your keys.  
Cons— Most run on batteries, if the battery dies, you're locked out.

Smart devices are a smart investment as long as they add comfort, convenience, or savings that you value.



**Mold, water leak,  
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## Tips to Becoming a Memory Master

We all have so much going on in our lives each day that it's hard to keep everything straight. Have you ever been introduced to someone and 2 minutes later you are trying to think of what their name was. Ken Jennings, Jeopardy champion, has some tips to retain knowledge.

- One of the easiest things to do is create mnemonic devices. This can be a little jingle you create, an acronym or relating the new information to something you already know.
- Another important thing to do is to shift your attitude. Many people think they have bad memories, but really they have good memories. Can you name all the players on your favorite sports team, but can't remember the name of the medicine a doctor recommended. Ask yourself "Why am I not interested in this?" Or "How can I make this more interesting".
- Take time away from technology & exercise your brain. It's a muscle that needs to be used to build itself up. With our quick access to answers from Google we tend to not exercise it.
- When participating in one calendar obligation after another, it's helpful to take notes as it's happening. This way you can go back later that day & make any connections to help you remember what was discussed, with whom, & any follow up actions.

We all have those times when we struggle to remember something, but hopefully these few strategies can help lessen that frequency.