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Bavarian Bagel Co. opens Leavenworth storefront

Bavarian Bagel Co., which got its start with online sales and local farmers markets, recently opened its new downtown storefront in Leavenworth.

By **TAYLOR CALDWELL** | Ward Media Staff Reporter

“It’s mind blowing that we’re already here at this point, when in January we were figuring out how to sign up for a business license,” said Taylor Lapinski.

Owners Sage Worden, Taylor Lapinski, and Sydney Lapinski started their local bagel business earlier this year, building up a following through social media, online sales, and weekly farmers markets.

Their goal was to eventually open a storefront, but they didn’t anticipate an opportunity would come within their first year of business.

Worden first heard of the space opening through a friend

of a friend over the summer, and by Aug. 20 the space was officially reserved for Bavarian Bagel Co.

“A little over a month is what we had to pretty much turn this around and get the plan rolling,” said Worden.

The storefront, located at 905 Commercial Street, is currently offering bagels and an espresso bar.

As the shop expands its hours, Bavarian Bagel Co. plans to add baked goods and bagel sandwiches.

“We will be doing like a shop-keeper menu for downtown once we do the grand opening. And we would love to do deliv-



TAYLOR CALDWELL / WARD MEDIA
Sydney Lapinski serves an iced coffee.

ery of some sort, however that looks. We want to have a really good online ordering system to where people can order

and just pick up,” said Sydney Lapinski.

See **BAVARIAN BAGEL** Page 3

Chelan Valley Hope, Food Bank expand to better serve community needs



COURTESY OF LAKE CHELAN FOOD BANK
Construction is on schedule to be finished by spring of 2025. **SEE STORY PAGE 19**

Hot Tubs Liquidators expands to Wenatchee

Hot Tubs Liquidators, a local Chelan business, continues to prove itself as one of the most affordable spa businesses in the region. Owners John and Carol Aldrich celebrated the grand opening of their new Wenatchee location.

By **WILL NILLES** | Ward Media Staff Reporter

Local spa business game changers the Aldriches have been working together in hot tub retail for around 30 years, providing spas to buyers from all around the NCW at impressively low prices.

Since the beginning, Carol and John have worked together, initially buying a hot tub together as friends and falling in love with each other and the spa business.

John Aldrich, also known as

‘Hot Tub John,’ looked back at his and his wife’s long history in the spa business together.

“We’ve always been equal partners and very supportive of each other,” he said.

“We both love the spa business. We’ve been in it together for probably 30 years. We actually were friends, and we bought a hot tub together... we saw the love, and we started doing spas.”

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**NEWSSTAND
LOCATIONS**
Wenatchee

Plaza Super Jet
106 Okanogan Ave.
Safeway, 501 N. Miller St.

East Wenatchee

Safeway, 510 Grant Road

Cashmere

Martin's IGA
Market Place
130 Titchenal Way

Leavenworth

Dan's Food Market
1329 U.S. Highway 2

Chelan

Safeway,
106 W. Manson Rd.

Lake Chelan Mirror

131 S. Apple Blossom Dr.,
#109

Brewster

Quik E Mart #2 (Exxon)
26048 U.S. Highway 97

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Community spirit drives growth and innovation in North Central Washington

By **Terry Ward** | CEO and Publisher

This month's Wenatchee Business Journal showcases the powerful combination of compassion and innovation driving growth in North Central Washington. Our region isn't just expanding; it's evolving in ways that strengthen our community bonds while embracing new opportunities. From expanded social services to enterprising local businesses and grassroots sustainability efforts, we're witnessing a renaissance that honors our values and positions us for a vibrant future.

Consider the expansion of Chelan Valley Hope and the Lake Chelan Food Bank. This collaborative effort to enhance their facilities isn't just about bricks and mortar; it's about strengthening the safety net for our most vulnerable neighbors. By adding a shower and laundry facilities for un-

housed clients, Chelan Valley Hope is addressing fundamental needs that can make a world of difference in someone's journey toward stability. It's a powerful reminder that true community growth must be inclusive and compassionate.

Hot Tubs Liquidators' expansion into Wenatchee showcases the entrepreneurial spirit that thrives here. John and Carol Aldrich's journey from friends buying a hot tub together to becoming regional business leaders is quintessentially American. Their success demonstrates how a keen understanding of market dynamics and a commitment to affordability can create a thriving enterprise that serves customers from Seattle to Canada.

The story of Bavarian Bagel Co. in Leavenworth is equally inspiring. What began as an online venture and farmers market staple

has quickly blossomed into a brick-and-mortar storefront. The rapid growth of Sage Worden and Taylor and Sydney Lapinski's business speaks volumes about our community's appetite for local, artisanal offerings and our willingness to support home-grown enterprises.

Perhaps most heartening is the Repair Cafe initiative in Cashmere, organized by Waste Loop. This monthly gathering embodies the very best of our community spirit – bringing people together to share skills, reduce waste, and foster connections. It's a grassroots approach to sustainability that not only helps extend the life of our possessions but also strengthens the fabric of our community.

These stories paint a picture of a region that's growing thoughtfully and sustainably. From expanding social services to nurturing local businesses and

From the Publisher



promoting environmental responsibility, we're seeing a diverse array of initiatives that are making North Central Washington an even more vibrant and resilient place to live and work.

As we look to the future, let's continue to support and celebrate these local innovators and community builders. Their success is our success, and their creativity and compassion are the driving forces behind our region's prosperity. Together, we

can ensure that North Central Washington remains not just a beautiful place to visit, but a thriving, dynamic, and caring community to call home.

Terry Ward is the CEO of Ward Media and the publisher of NCW News, Cashmere Valley Record, Lake Chelan Mirror, The Leavenworth Echo, Quad City Herald, and the Wenatchee Business Journal. He can be reached at terry@ward.media.

Preparing and protecting on the digital frontier

As October ushers in Cybersecurity Awareness Month, it prompts an essential question: How are we preparing our young people, business professionals, and community members for cyber defense? In an era where digital threats are ever-evolving, the need for robust cybersecurity measures is paramount. This October, the public is invited to engage in active learning and recognize the critical importance of cybersecurity education and awareness.

By **Dr. Sue Kane, CEO** | NCW Tech Alliance
Sponsored by Microsoft

In North Central Washington, a handful of local schools have already begun taking significant steps to integrate cybersecurity education into high school program pathways. Ephrata High School is one pioneering leader in this effort. Scott Sandberg, who serves as the CTE Business Coordinator and Technology Teacher, the school's Career and Technical Education (CTE) program, describes cybersecurity as a "life skill" and has incor-

porated a comprehensive cybersecurity course.

"All students should know the world upon which they live in," Sandberg shared recently. The courses he teaches equip students with essential skills in network security, ethical hacking, and data protection. As early as the 10th grade, Ephrata High School students can begin the pathways with no prior experience or prerequisite courses and, within a year, earn their first industry-recognized

certifications on a path to prepare for future employment in various IT roles and local businesses.

The courses offer hands-on learning experiences that also allow students to tackle cybersecurity challenges and practice the skills that may one day help them address actual cyber threats in local hospitals, schools, utility districts, or small businesses. There are 22 students enrolled in the class this fall, including seven young women. When asked

about why they were first interested in the course, 10th grade student Calvin, and 12th grade student Dayana both enthusiastically spoke about the connections that the courses make to real-world professional skills and the importance of learning things that will keep themselves, and their families, and others safe from harm.

Sandberg's dedication to continuously updating the curriculum to reflect the latest trends and technologies in cybersecurity is a testament to the program's commitment to excellence. His efforts ensure that students are not only learning theoretical concepts but also gaining practical skills that are crucial for navigating the digital landscape and even potential career interests. Sandberg draws on his own professional industry experiences and will make it a point to take the students to visit industry sites like the Data Centers in Quincy later this fall. The students also shared an interest in shared freelance work and opportunities as "Bug Bounty Hunters," who are hired to find er-

rors and engineer patches for companies.

Community members who have long since left the high school classroom also have new ways to learn this month. On October 10, the North Central Educational Service District, the Apple STEM Network, and NCW Tech Alliance will present the 2024 NCW Cybersecurity Summit at the Wenatchee Convention Center.

This full-day event, from 8:30 a.m. to 3:30 p.m., has been sponsored by Microsoft and is free and open to the public and aims to bring together business, education, technology, and community partners for a day of learning and collaboration.

The summit will feature presentations from cybersecurity professionals, covering the current cybersecurity landscape across various sectors. Attendees will have the opportunity to engage in discussions, network with experts, and gain valuable insights into the latest cybersecurity trends and best practices.

Finance

Beau Ruff

Contributor for Ward Media



Protecting your address is possible, but complicated

In the world of property privacy planning, it would be nice if a single solution existed to protect a person and his or her assets from the prying eyes of the rest of the world. Some seek privacy to protect the nature and extent of their financial wealth. Others seek privacy for personal protection. Regrettably, it's not so simple.

There are some strategies to make asset ownership more difficult to uncover, but with each layer of protection comes additional complexity and cost. And, virtually no strategy offers complete privacy protection.

Let's focus on a piece of property. You have decided to buy your next home and you want to ensure no one can find where you live. Without privacy protection, various websites will be able to show your new home's address. Among those websites are the county assessor's (or relevant taxing jurisdiction) website and the county auditor's website (the latter of which is the repository for all deed-related transactions).

One of the first layers

of protection is to look to entity planning – setting up a trust or a limited liability company (LLC) to hold the ownership of the home.

A trust can be set up to be revocable (able to be changed) or irrevocable (can never be changed). This first layer of protection offers some name protection. By that, I mean that the owner (let's call him my business partner Matt Riesenweber) would set up a trust in a name that is not at all identified with Matt – call it the "Sunshine Tree Trust."

Now, a cursory view of a county website will reveal the ownership of the property not vested in Matt's name, but instead vested in the name of the trust. But, a slightly more skilled detective might look at the signatures on the relevant transfer paperwork. Necessarily, someone needed to sign on behalf of the trust. And, whose signature is on the transfer paperwork and all the closing documents? Matt Riesenweber as Trustee of the Sunshine Tree Trust.

Can we go a step further to provide additional privacy protection with



STOCK PHOTO

the trust? Perhaps Matt appoints an independent trustee (and realizes the increased cost as trustees generally charge for their services). Now, the signature on the transfer paperwork is signed by hired gun Beau Ruff, Trustee of the Sunshine Tree Trust. This achieves another potential layer of protection but at an ongoing cost.

But what if Matt required a loan to acquire the property? Matt would have had to apply for the loan in his personal name. Did Matt use a realtor to help him find the property? Did he have all associated parties sign non-disclosure agreements to offer legal recourse if they disclose the identity of the property owner? Certainly, a cash transaction where

an agent (e.g. Beau Ruff) makes all arrangements for the purchase offers more protection, but again it comes at a cost both in terms of money (payment to Beau Ruff) and complexity.

What about an LLC? With an LLC, Matt would likely have similar problems. Matt might choose to set up an LLC under the name Sunshine Tree LLC. Again, a cursory view of a county website will reveal the ownership of the property not vested in Matt's

name, but instead vested in the name of the LLC.

Again, a more skilled detective would now turn to the Secretary of State's website to look up the governor information for the LLC. In many states (like Washington), an LLC would be required to list the "governors" of the LLC. And, on that website the detective would find Matt's name.

Matt can potentially find a state in which to establish his LLC that does not require the disclosure of the LLC's members (maybe Delaware) and where he can appoint an independent LLC Manager (again like Beau Ruff) to manage the LLC and be named on all transactions.

Some simple things can also help – setting up a PO box for mail, for example. A person could also use a friend or family member's address for many transactions to protect identity.

We still have a mountain of other potential privacy-thwarting issues to work through – things like: (1) where will you register to vote? Do you have children registered in school to a specific address? Do you hide your identity from your neighbors? How do you hire work to be done at the house by contractors – do they know your identity?

The rabbit hole of privacy planning can become very deep. It therefore makes sense to have a realistic assessment of the desire for privacy planning, the level of planning to which you are willing to engage, and the cost you are willing to bear.

Beau Ruff, a licensed attorney and certified financial planner, is the director of planning at Cornerstone Wealth Strategies in Kennewick, WA.

Digital frontier

Continued from page 2

The event organizers hope to draw community members from all levels of expertise to the event then plan to continue monthly Cyber Meetups around the region following the

event to encourage ongoing learning and dialogue throughout the year.

The hope is that these efforts will help to empower individuals to take proactive steps to protect themselves, their data and their businesses. As cyber threats continue to evolve, it is imperative

that rural communities work together to build a resilient community that is well-prepared to face these challenges.

Tickets for the NCW Cyber Summit can be reserved by visiting

<https://www.ncesd.org/event/2024-ncw-cybersecurity-summit/>

Bavarian Bagel

Continued from page 1

Although the tight space currently offers a small amount of seating, the trio plans to eventually create a place for visitors to stop and stay awhile.

Outdoor seating and alcoholic drink options such as mimosas, beer and wine are currently in the works.

The shop also features a rotation of local artists with displayed artwork for sale.

The shop will be open from 8 a.m. to 3 p.m.,



TAYLOR CALDWELL / WARD MEDIA

Bavarian Bagel Co. owners Sage Worden, Taylor Lapinski, and Sydney Lapinski (left to right).

Thursday through Sunday, following the grand opening.

Taylor Caldwell: 509-433-7276 or taylor@ward.media

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Finance

Tyler Kert

Contributor for Ward Media



What investors should know about dropping interest rates

On Wednesday, September 18, the Federal Reserve announced a pivotal decision to reduce interest rates by 50 basis points, or ½ of a percent.

This move comes after rates had reached their highest level in 23 years, as the Fed sought to manage inflation and ensure stable economic growth.

As investors figure out how to react to this rate cut, it's important to understand how this shift will impact various asset classes and the broader financial markets.

The goal of lower rates is typically to encourage and stimulate economic activity, but the actual implications for stocks, bonds, real estate, and other investments can vary.

Here's what you can expect as these changes take effect.

Stock Market Impact: Potential for Growth

Lower interest rates generally help the environment needed for the growth of stocks.

Lower interest rates mean lower borrowing costs. With borrowing costs reduced, companies can finance growth and expansion more cheaply, potentially boosting profits.

Additionally, consumers will benefit from lower interest rates on auto loans and home mortgages which will increase their disposable income.

More disposable income increases spending, which benefits businesses.

Sectors like technology, real estate, and utilities – where companies tend to carry more debt – often see gains as their borrowing costs decrease.

However, you should



STOCK PHOTO

always remain wary of speculative bubbles, especially in growth stocks that rely on cheap borrowing to fuel expansion.

Bond Market: Lower Yields, Higher Prices

Interest rates and bond prices have an inverse relationship.

As rates fall, existing bonds with higher yields become more attractive, driving up their prices. However, new bonds will

offer lower yields, which can be less appealing to income-focused investors.

If you are currently holding bonds, you can benefit from rising prices, but those seeking to buy bonds after the rate reduction will likely face lower returns.

Long-term bonds often see the biggest price increases, but they also carry more risk if inflation unexpectedly accelerates.

What is the takeaway? If rates continue to decrease, long-term bonds will increase in value because they are still paying the higher yields.

In other words, in a decreasing rate environment, the bonds you buy today will pay more than bonds tomorrow so don't delay in implementing that strategy.

Real Estate: Cheaper Financing, Rising Demand

Lower interest rates lead to lower mortgage rates, increasing demand in the housing market. If you are a real estate investor, you'll

probably find it easier to secure financing for properties, and the reduced cost of borrowing can improve returns overall.

However, increased demand can also drive up property prices, making it more difficult to find affordable investment opportunities.

Falling interest rates typically boost the real estate market, providing investors with enhanced access to capital. But you must weigh this against rising property prices and competition, which could limit the availability of affordable investment opportunities.

Inflation: High Yield Savings Accounts at Risk

One of the main reasons the Fed resorts to raising interest rates is to curb inflation. Now

that they have lowered rates for the first time in 23 years, they are basically saying that they think inflation is under control. That is good news.

But lowering rates will have a direct impact on the high yield savings accounts and money market funds that have exploded in popularity in recent years.

Don't be surprised to see these rates come down rather quickly from the 5% returns in some cases.

Investors that are looking to outpace inflation will need to adjust their strategies to incorporate more of the investments

that were discussed in the beginning of this article.

Stocks, bonds, and real estate have a history of outpacing inflation and generating positive returns over the long term.

Money Market funds and CDs are much more hard pressed to generate the returns needed to outpace inflation over time.

Essentially, you can never avoid risk altogether. Either you face the risk of investing in the market, or you keep your money in cash and face the risk of inflation reducing your purchasing power.

Conclusion

As the Federal Reserve moves to reduce interest rates, investors should take these changes into account as they monitor their financial plan.

While lower rates generally provide a boost for equities, bonds, and real estate, they can also introduce the risk of inflation.

A diversified investment strategy and careful monitoring of market conditions will be key to navigating these changes effectively. Don't forget to take taxes into account too.

At the end of the day, it's not what you make that matters, it's what you keep.

Tyler Kert, a licensed financial advisor and CPA, provides financial planning and tax consulting services at Tamarack Wealth Management in Cashmere, WA.

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Q & A



Meet Barbara Walters, Executive Director of NCW Libraries

By **Quinn Propst** | Ward Media Staff Reporter

NCW Libraries covers 14,500 square miles with branch locations from Curlew in Ferry County to Mattawa in Grant County. Walters took on the Executive Director role at NCW Libraries in 2018 after serving as the interim director for a year.

Walters is passionate about the importance of public library access in rural areas and is committed to adapting resources to meet the unique needs of each community.

We caught up with Walters recently to learn about her vision for the future of NCW Libraries, which includes a focus on equal access to services and building partnerships that can help all patrons thrive.

Please tell our readers about NCW Libraries.

NCW Libraries has been bringing critical resources to Chelan, Douglas, Ferry, Grant, and Okanogan Counties since 1960 through our 30 community libraries, Mail Order Library, Community Bookmobile, and website. No matter your age, stage, or interest, we have something for you. Use our public access computers, printing services, and Wi-Fi to pay bills, apply for jobs, do homework, and play games. Browse and borrow popular books, magazines, and newspapers on your own or with your family. Fill your water bottle, use the restroom, and settle into a comfortable chair to escape the heat. Attend engaging programs to learn, have fun, connect, and be inspired. Visit our website to download e-books, e-audio, and access premium online resources like Rosetta Stone for language learning, LinkedIn

Learning to level up your career, Kanopy to stream the latest films, and so much more.

Tell our readers a little bit about yourself.

I think the first thing people would tell you about me is how much I love [my] dogs!! Growing up in the Wenatchee Valley, I have a deep connection to the area, where spending time outdoors has always been a big part of my life. My husband and I raised our two boys here, and we've spent countless hours camping, hiking, and exploring the backcountry.

I take full advantage of the Washington State Discover Passes, which are available for free through the library, to explore our beautiful outdoors.

What led you to this position?

Dean Marney had a significant impact on my career. As the Executive Director when I started at the library, he consistently encouraged me to take on new roles and pursue my MLIS (Master's in Library and Information Science) degree.

Most of all, I am driven by the critical value of public library access in rural communities. Libraries are essential to the health, vitality, and future of our region and I am passionate about expanding access to library resources.

What are you most looking forward to in your role as executive director of NCW Libraries?

I'm excited about guiding our staff in alignment with the mission and vision set by our board of trustees. I look forward to

advocating for our libraries and shaping our services and programs to serve the most pressing needs of our communities.

What does a normal day look like as executive director?

As the Executive Director, no two days are the same except for the coffee needed. Each day is a mix of strategic meetings, advocating for funding and library needs, and engaging with community leaders. I also spend a lot of time collaborating with my team, ensuring they have the support and direction needed to meet our goals.

What is your favorite part of your job and why?

My favorite part of the job is traveling to our libraries and visiting our incredible staff. NCW Libraries covers 14,500 square miles, with branches stretching from Curlew in Ferry County to Mattawa in Grant County. I truly enjoy the opportunity to connect with our staff, meet patrons, and participate in library programs. Everyone should try out a ukulele jam at least once! Engaging with our communities and sharing the impact of our libraries is very satisfying, especially when I hear, "I didn't know you could do or get that at the library!"

What are some of your goals for NCW Libraries?

I am inspired by the vision and strategic direction set by our trustees, that prioritizes community needs, customer service, and the community's investment in the library. I am particularly excited about our Reimagining

Spaces Project, which aims to revitalize each of our branch libraries to better serve every member of our community.

I'm deeply committed to ensuring that everyone in our community, especially those who are underrepresented, has equal access to our library resources and services. I'm passionate about forging partnerships and expanding our reach so that our libraries can offer the support and opportunities everyone needs to thrive.

Who or what inspires you?

I am inspired by people who are dedicated to driving positive change and who advocate for the most vulnerable members of society. Their commitment to addressing social inequities and creating inclusive environments is so inspiring.

One of my favorite authors is Brené Brown. Her work on courage, leadership, and empathy has influenced my approach to leadership. Her insights are an important reminder of the value of authenticity and connection.

On a personal level, my godparents Michelle and Michael have been a significant source of inspiration. Their kindness and compassion have guided me through difficult life moments, teaching me the importance of resilience and grace.

What do you like to do with your free time?

I love spending time at home with my pups, Duke, Major, and Riley along with my husband David. We live in the country and enjoy the solitude it brings - whether we're going for walks or in the

shop working on David's latest project. When I am not at home, I'm usually hiking with Riley, exploring backroads in my jeep, or attending church. I also cherish Sunday dinners with my son Garrett and his multitude of friends, who are like a second family to David and me.

Is there anything else you want our readers to know?

Absolutely! I encourage everyone to visit their local library or our website, www.ncwlibraries.org to explore a world of knowledge, lifelong learning opportunities, incredible digital resources and technology, community engagement and social connection, and of course, lots and lots of books!

Quinn Propst:
509-731-3590 or
quinn@ward.media

SPONSORED CONTENT

From Table to Garden: How Restaurants Can Save Money Through Composting

Did you know that 40% of restaurant food goes to waste and can end up in landfills?

This number represents both a significant environmental concern to our community and a substantial financial drain on restaurant owners.

Thankfully, composting is a solution to both of these problems that is a solution gaining traction in the culinary world.

Composting programs in restaurants can significantly reduce waste, save money, and contribute to a healthier environment.

The best part about these benefits? It's not hard to compost.

The problem of food waste in restaurants is more severe than many of us realize. Half a pound of food waste is created for every meal served in a restaurant.

Food waste from restaurants makes up 15% of all the food that ends up in landfills, where it decomposes and produces methane, a particularly potent greenhouse gas.

Beyond the environmental impact, the financial cost to business owners can be significant.

Restaurants (or building owners) spend thousands of dollars each year on solid waste disposal, with fees increasing as regional landfills reach capacity.

Composting offers a sustainable alternative. At its core, composting is the natural process of decomposing organic matter into nutrient-rich soil.

For restaurants, this means that food scraps, paper napkins, and even some types of packaging can be diverted from the trash and transformed into a valuable resource.

Winton Manufacturing Compost Works specializes in collecting and processing restaurant waste, making it easy for our local eateries to participate in this eco-friendly practice.

The financial benefits of composting for restaurants are significant.

By diverting food scraps and other compostable items from the trash, restaurants in North Central Washington can decrease their garbage volume and potentially reduce waste disposal costs. This can lead to substantial savings on waste management bills.

Across the United States, many local governments offer incentives for businesses that implement composting programs.

These can include tax rebates, reduced waste management fees, or even grants to help offset the initial costs of setting up a composting system.

At the state and federal

levels, there may be additional tax benefits for businesses that engage in environmentally friendly practices like composting.

Composting can also provide marketing advantages. In an era where consumers are increasingly environmentally conscious, restaurants that compost can appeal to eco-friendly diners.

This green initiative can be featured in marketing materials, on menus, and on social media, potentially attracting new customers and fostering loyalty among existing ones.

Implementing a composting program in your restaurant is simpler than you might think.

The first step is to contact Winton Manufacturing. They provide guidance on setting up your composting system, supply appropriate containers, and handle the regular pickup and processing of your compostable waste.

This partnership ensures that your composting efforts are efficient and compliant with local regulations.

Composting offers a win-win solution for restaurants looking to reduce their costs and environmental impact. By diverting food waste from landfills, restaurants can

Keeping Up with people

Local P.E.O. Chapter awards scholarships to four Wenatchee Valley women

Charles Naismith joins Raymond James as wealth advisor in Wenatchee

Ward Media | Wenatchee Business Journal

Raymond James Financial Services, Inc. announced that Charles Naismith has joined the firm as a Wealth Advisor in its Wenatchee office.

Naismith, who brings 20 years of experience in the financial services industry, was previously employed as a Financial Advisor at Stifel.

He will be joining Wealth Advisor Rick Viall and Branch Operations Coordinator Rebecca Maloney at Raymond James' new satellite branch located in downtown Wenatchee's Mercantile building.



Charles Naismith

"I'm thrilled to partner with the esteemed professionals at Raymond James," Naismith said in a statement.

See **NAISMITH** Page 7

Ward Media | Wenatchee Business Journal

The P.E.O. Chapter JF - Leavenworth has announced the recipients of its local scholarship for the 2024-25 academic year.

The organization, which supports women in their educational pursuits, awarded scholarships to four women over 30 in the Wenatchee Valley area.

The recipients, each pursuing different educational goals, represent a diverse range of career aspirations and backgrounds:

Molly Elder, a resident

near Plain, is working towards a nursing degree at Wenatchee Valley College.

With experience as an EMT, in-home health care provider, and at Cascade Medical Center, Elder aims to become a Hospice Nurse, focusing on end-of-life care.

Jenna Floyd of Wenatchee currently serves as an academic advisor in the TRIO department at Wenatchee Valley College.

Floyd is pursuing a master's degree in academic advising through Kansas

State University's online program. "Her passion is serving non-traditional and under-represented students as they pursue their dreams," the organization stated.

Brianna Lane, raised in Leavenworth and now residing in Peshastin, works as a paraeducator at Alpine Lakes Elementary in the Cascade School District.

Lane is studying at Wenatchee Valley College to obtain dual certification in Early Childhood General and Special Education.

Abby Rivas, originally from Wenatchee, is at-

tending the WSU School of Medicine to complete her degree in Nutrition and Exercise Physiology.

According to the announcement, Rivas "is passionate about providing resources, to adults and children so they have the tools they need to ensure a healthy lifestyle."

The P.E.O. Chapter JF - Leavenworth expressed gratitude for the continued support from Leavenworth and surrounding communities.

Those interested in more information or wishing to donate can contact peoleavenworth@nwi.net.



Abby Rivas



Brianna Lane



Jenna Floyd



Molly Elder



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Keeping Up with people

Naismith

Continued from page 6

“Their wide range of investment products and technical resources will allow me to offer extended capabilities and superior service for our clients.”

The addition of Naismith is expected to bolster Raymond James’ presence in the Wenatchee area.

His expertise includes offering comprehensive financial planning services to a diverse clientele.

Rebecca Maloney, the branch coordinator, expressed confidence in Naismith’s abilities, stating, “With Charlie’s client first approach and expertise, we know he will bring high quality insight and support to our team, as well as our clients.”

Raymond James’ Investment Advisors Division, established in 2001,

provides custodial and support services to independent, fee-based financial professionals.

The company positions itself as a full-service clearing and custodial firm, offering a range of wealth management services, technology solutions, custom lending, research, marketing support, investment banking, and clearing services to both individuals and institutions.

Naismith will be based at the firm’s Wenatchee office, located at 112 Olds Station Rd., Suite B. He can be reached at (509) 888-0956, and more information about his services is available on the Raymond James website.

Raymond James Financial Services, Inc. is a member of FINRA/SIPC, and investment advisory services are offered through Raymond James Financial Services Advisors, Inc.

Local healthcare veteran named Director of Community Relations at Lake Chelan Health & Wellness Foundation

Ward Media | Wenatchee Business Journal

The Lake Chelan Health & Wellness Foundation has named longtime community member Vita Monteleone as its new Director of Community Relations.

Monteleone, a resident of the Chelan Valley since 1985, brings a wealth of local experience and healthcare expertise to the role.

She holds dual degrees in Business and Marketing with a specialization in Public Relations from Wenatchee Valley College.

Her appointment comes after an extensive career in emergency

medical services.

Monteleone served as an Emergency Medical Technician at Lake Chelan Community Hospital for over 15 years, a role she describes as “one of her greatest accomplishments.”

In addition to her professional experience, Monteleone has been deeply involved in community organizations.

She was an active member of the Alpha Guild, one of the hospital’s original guilds, for more than two decades.

During her tenure, the guild successfully acquired equipment for



Vita Monteleone

the hospital’s EMS department and staff.

Monteleone expressed enthusiasm for her new position, stating, “When the opportunity arose to work with the Lake Chelan Health & Wellness foundation it was perfect next step for me to put my skill and experience

to good use, and I look forward to serving the community in this way.”

The appointment underscores the foundation’s commitment to leveraging local talent and experience in its mission to support health and wellness initiatives in the Lake Chelan area.

Monteleone’s roots in the community run deep. Both of her children were born and raised in the Chelan Valley and remain active in the area.

Throughout their upbringing, she was heavily involved in school programs and local theater, participating both on stage and behind the scenes with Chelan Valley Players.



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Buckshot Honey brings local barbecue back to Cashmere

With dreams of cooking local meat for small-town customers, professionally trained chef Dave Storm looks forward to bringing his iconic Cascadian Barbecue techniques to Cashmere as he prepares to open his new location in a spot already known to locals for classic barbecue.

By **WILL NILLES** | Ward Media Staff Reporter

Setting up shop at the previous location for the locally hailed Country Boys Barbecue, Storm is excited to revitalize the storefront's reputation as a classic spot for barbecue food with his eatery, Buckshot Honey.

With his first Buckshot Honey location opened in Snoqualmie, Storm feels a passion for the mountains and the fresh local ingredients of Central Washington.

"I just always had this vision in my head of driving through these mountains and smoking meat," Storm shared, explain-

ing his love for the local area. My dream is I want to make people happy. And I just set up shop in a 101-year-old bank in the historic district of Snoqualmie, and so I really appreciate the whole small town vibe. I have a great connection with my customers, and I definitely plan on growing connections over there in the Cashmere area with the community. I'll probably get a house over there and become part of the community as well."

Storm originally trained as a chef in Seattle, working on everything from

fine dining to food trucks.

However, his family's Appalachian roots and love for small towns brought him to the Cascades, where he combined his professional experience with his family's beloved Appalachian recipes to create a unique style of cooking he refers to as Cascadian Barbecue.

"I learned a lot of techniques and worked in a lot of fun restaurants," Storm said as he shared his professional experience and unique family influences. "I try to implement these skills and use them for more of a home

cook thing. All my favorite things have been recipes that have been passed down from generation to generation, and so when I opened my own restaurant, I kind of had to look at myself and my history. I was raised by some really cool old women that were from Appalachia, and I remember them hunting squirrels and cooking collard greens. I feel like you've got to remind people to ask their grandma for a recipe, we're losing that part of our culture, and I'm just trying to keep those old ways alive."

Though Storm isn't serving up any squirrels, this focus on tradition



COURTESY OF DAVE STORM
Buckshot Honey owner and chef, Dave Storm, prepares some of his signature Cascadian Barbecue.

and local ingredients is what makes his business unique from many other barbecue restaurants.

Buckshot Honey sources all of its ingredients from local farmers and growers, providing its customers with fresh, ethical, and delicious dishes.

"I think what makes Buckshot Honey stand apart is that we buy quality meats from local ranchers. I smoke most of my meat with applewood because it's so plentiful here in Washington State.

I just try to take local ingredients and treat them with respect. So, to me, that's letting them speak for themselves."

With preparations ramping up for the grand opening of his Cashmere location, Storm plans to open in Cashmere by mid-October, just in time to catch all the yummy local benefits of the Fall harvest.

Will Nilles:
(509) 731-3211 or
will@ward.media

Hot Tubs

Continued from page 1

Ever since then, the two have worked as partners, opening their first store together in Woodinville in 1997, where they began a long and colorful career of connecting NCW residents to affordable yet luxurious spa systems.

Now, the couple runs their business out of Chelan, where buyers travel for hours and even cross the Canadian border to get their hands on the Aldriches' one-of-a-kind hot tub prices and availability.

What Hot Tub John argues makes his business different from any others in the area is its ability to provide high-quality



Hot Tubs Liquidator's new Wenatchee location officially opens, providing the valley with low-priced luxury spa experiences.

hot tubs at a fraction of competitor prices while maintaining rapid availability for buyers.

For this impressive feat, the Aldriches brand themselves as truly different hot tub dealers within the region

As Hot Tub John explains, this impressive business model is viable through high-volume purchases of spa systems rather than singular purchases of customizable systems, which can take up to months to arrive.

By keeping such a constant inventory and providing less customizable but still fully-equipped hot tubs, Hot Tubs Liquidators can sell their products for incredibly lower prices than their competition.

"We are literally thousands of dollars cheaper than our competitors," he shared. "I buy trucks at a time, you know, around 10 spas at a time. When you go into another spa dealer and you order, they may have just brought in a half dozen spas for four other people. So, now you've got to wait maybe a couple of months just for them to be able to get a truck together."

With their business model flourishing and bringing in demand from Seattle to Canada, the Aldriches are excited to run their new storefront in Wenatchee, located at 1625 N. Wenatchee Ave. Hot Tubs Liquidators' Wenatchee location has



COURTESY OF JOHN ALDRICH
Carol and John Aldrich posing together in 2011, partners in life and business through a shared love of the spa industry.

already opened the doors to its showroom, welcoming in local business to their storefront.

As they continue to spread their brand as the most affordable spa dealers in the region, John and Carol Aldrich plan on opening a future location

in Moses Lake to better Eastern Washington communities. To learn more about Hot Tubs Liquidators, visit their website at hot-tubsliquidators.com.

Will Nilles:
(509) 731-3211 or
will@ward.media



RUTH KEYS/WARD MEDIA
Hot Tubs Liquidator's classic Chelan location continues to open the doors to its showroom, servicing communities across the NCW with hot tubs and spas.

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OCTOBER 2024 ASSOCIATION NEWSLETTER

PAGE 1



30 years of Home Tours: Celebrating a Legacy of Success!



September 2024 marked a significant milestone for the Wenatchee Valley as it hosted the 30th Annual Building NCW Home Tour and Remodeling Expo.

Presented by **Banner Bank**, this highly anticipated event spanned several days, kicking off on Thursday, September 19, with the exclusive Chefs on Tour, an event-within-an-event presented by **E.D.Y. Construction** and supported by **NCW News** and **Ward Media**.

This year's Home Tour was made possible through the generosity of our sponsors, including Supporting Sponsors **Complete Design**, **Precision Water Jet**, and **Marson**

and **Marson Lumber**, along with Associate Sponsors **Sangster Motors**, **Artisan Flooring**, **Wenatchee Valley Glass**, and **Kenady Group Real Estate**.

Thirteen talented builders showcased their newly constructed homes across various locations in the Wenatchee Valley, including Cashmere, Entiat, Chelan, Orondo, East Wenatchee, Wenatchee, and Malaga.

The diversity of homes on display catered to a wide array of tastes and budgets, featuring new homes by **Pinnacle Custom Homes**, **Lange Construction**, **Carlisle Classic Homes**, **KTS Development**, **Lexar Homes**, **Village Life**, **Real**

Homes, **Lenssen Homes**, **Roberts Construction**, **Skyridge Triad Homes**, and **Sweeney Construction**.

The Building NCW Home Tour not only celebrated the craftsmanship of builders but also highlighted the incredible community that supports them.

Volunteers and support from various fields – including finance, real estate, building materials, pools and spas, windows and glass, flooring, architecture, non-profits, and other small businesses – came together to make this event possible.

Attendees had the opportunity to explore innovative designs, experience the latest trends in home construction and staging, and gather ideas for their own remodeling projects.

The Home Tour also served as an excellent opportunity for individuals to



MD Photography

A stunning lake home with ADU by Carlisle Classic Homes won 5 Star Interior, Exterior, and Kitchen awards.

meet builders face-to-face and discuss future projects and ideas.

The Home Tour is an excellent opportunity to talk to several builders and find the builder that is right for you.

As the Home Tour and

Remodeling Expo wrapped up, it was clear that this year's event was not just a showcase of homes but an excellent celebration of builders and small businesses.

Building NCW isn't finished yet! The Build-

ing NCW Home Tour and Remodeling Expo will be back next year, September 19 – 21, 2025 with Chefs on Tour kicking the weekend off on Thursday, September 18, 2025!

See **HOME TOUR 2024** Page 10



Lexar Homes

Winning 5-Star awards Kitchen, Primary Suite, and Interior Appeal, Lexar Homes showcased a lovely home all four event days.



MD Photography

Roberts Construction's development at the top of Springwater in Wenatchee is home to award winning home. Awarded 5-Star Exterior Appeal and 5-Star Kitchen.



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PAGE 2

Home Tour 2024

Continued from page 9

Saturday, October 11 and Sunday October 12, 2025!!

In addition to the Home Tour and Remodeling Expo, Building NCW is also announcing the **First Annual Building NCW Chelan Home Tour** on-



Save the dates for both Home Tours now and reach out to Building NCW to ask how to get involved NOW! Here's to many more years of inspiring home design and building excellence in the heart of North Central Washington!



MD Photography

The stunning open floor plan of Village Life's new home in East Wenatchee is complete with a 5-Star award winning Kitchen.



MD Photography

Skyridge Triad Homes LLC's Home Tour home received full 5-Star marks in all four categories including the Primary Suite, complete with two vanities bookmarking the stand alone tub.



MD Photography

Real Homes newly built home in the Real Homes Malaga Development won 5-Star Kitchen and Exterior Appeal.



Lange Construction

Lange Constuction's entered two homes in the Home Tour, one on each side of the river. Lange's Orondo Home was rewarded for their incredible custom home with three 5-Star awards for Kitchen, Interior Appeal, and Exterior Appeal. Their Entiat Home, Featured on Chefs on Tour as well, was awarded 5-Star Kitchen and Interior Appeal.



Chris Ohta, Engel & Volkers

Lenssen Homes' second Tour home in Ravenwing Ranch in Malaga won the newly introduced Judges Choice Award. Both Lenssen Homes entries were awarded 5-Stars in all categories: Kitchen, Interior Appeal, Exterior Appeal, and Primary Bedroom.

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PAGE 3



KTS Development wins People’s Choice for second year at 30th Annual BNCW Home Tour

NCW News / Ward Media

WENATCHEE – Building NCW’s 30th annual Home Tour event showcased a dozen locally built homes and featuring a culinary kickoff that spotlighted regional talent in the Wenatchee Valley.

The event, which ran from September 20-22, allowed participants to explore homes from Cashmere to Malaga at their own pace.

For the second consecutive year, KTS Development claimed the People’s Choice award for best home, solidifying its position as a leader in the local building community.

The tour was preceded by the popular “Chefs on Tour” event on September 19, which offered early access to four featured homes, each hosting a local chef providing food and drink samples.

Clearwater Catering emerged as the People’s Choice winner for best chef, impressing attendees with their culinary creations.

RM Wineries secured the top spot for best drink



MD Photography

maker, adding a local flavor to the evening’s offerings.

The Home Tour featured builder representatives at each property, ready to answer questions about various aspects of the homes.

The “Chefs on Tour” event, now in its 12th year, kicked off at 4 p.m. on September 19 and concluded with an after-party at Union Hill Cider from 7 p.m. to 10 p.m., featuring live music and additional networking opportunities.

Building NCW, a member-driven organization

Returning 2023 People’s Choice KTS Development showcased another Edgeview Development home and won full 5-Star marks in all categories.

focusing on building, development, and small business advocacy, uses the annual event to highlight its members’ work and foster community connections.

The Home Tour has become a staple of the Wenatchee Valley’s September calendar, serving as a platform for local builders to connect directly with com-

munity members and showcase the region’s residential construction industry.

As the event marked its

30th anniversary, it continued to provide a unique blend of home exploration, culinary experiences, and

community engagement, reinforcing its significance in the local business and residential landscape.



COURTESY OF RM WINERIES

RM Wineries, the People’s Choice winner for best drink maker, showcases their selection at KTS Development’s award-winning home during the “Chefs on Tour” event. The display, featuring local Washington wines, offers a stunning backdrop of the Wenatchee Valley and Columbia River, epitomizing the scenic beauty highlighted in Building NCW’s 30th annual Home Tour.

Meet the Candidates



Douglas County

Wednesday, October 16
5 PM - 7 PM

Eastmont Community Center
255 N. Georgia Ave.
East Wenatchee, WA 98802

Chelan County

Thursday, October 17
5 PM - 7 PM

Wenatchee Valley Chamber of Commerce
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PAGE 4

Will you be ready when Microsoft ends support for Windows 10 on January 1st?

Article provided by Brandon Smith of Wenatchee Computer

When support ends for Windows 10 on January 1, 2025, it means your operating system (OS) will no longer receive updates from Microsoft, including critical security patches, bug fixes, and feature updates. Here's what happens and what problems you might encounter once support ends:

No More Security Updates

You'll no longer get updates, which are crucial to keeping your system secure against cyberattacks and security breaches such as botnets, malware, viruses, and automated hacks from normal Web browsing.

No Bug Fixes or Performance Updates

Any issues or bugs won't be fixed. You won't have access to new features.

Software Compatibility Issues

Over time, some applications you're used to using may stop working with Windows 10, so you won't be able to run newer versions of programs. Some websites and cloud resources will become unavailable.



Reduced Support from Cloud Vendors

Cloud services won't work properly with an outdated OS.

Steps You Should Take to Prepare Now

Yearly Tuneup

Get your computer looked at by a professional annually to determine how much longer it can remain in service, and bring it as up to date as possible.

Upgrade To Windows 11 If Your Computer Is Eligible

If you're not sure if it is, download and run Microsoft's PC Health Checker app from the Microsoft Store.

Move Your Data

I recommend moving the majority of your data to something other than your computer's hard drive, such as an external drive, a public cloud service (i.e., Apple iCloud, Google Drive, or Microsoft OneDrive), or a cloud device of your own.

The less information stored on your computer, the faster it will run and the longer it will live because it's not working as hard. It also reduces security vulnerabilities that come from constantly syncing the data between two places. It's always a good idea to back up your data when upgrading an operating system, so you won't lose anything.

Get Familiar With A Mobile OS

Most people think they're stuck using MAC or Windows operating systems, but you can have a professional install a compact, mobile OS. It will help extend the life of your hardware, sidestep the performance limitations of an older machine (less resource intensive), and if you choose an open source OS like Linux, your hardware won't become obsolete.

Don't let the end of support for Windows 10 ruin life with your computer. Be prepared by taking these measures to ensure everything continues to run smoothly, your data is secure, and you're protected from threats.

Want to learn more? Join the Wenatchee Computer Club to stay in the know.

Brandon Smith is the owner and IT Consultant at Wenatchee Computer [https://www.wenatcheecomputer.com] serving customers in the NCW Region. The company provides repair and maintenance for PC, Mac, and Linux-based systems of all kinds, including residential, commercial, network, and cloud. They offer a drop-off service at many area retail locations. Visit their website for more information



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OCT. 16 - BOARD MEETING
OCT. 16 - MEET THE CANDIDATES DOUGLAS COUNTY
OCT. 17 - MEET THE CANDIDATES CHELAN COUNTY
OCT. 18 - 3RD ANNUAL FALL CLASSIC GOLF TOURNAMENT

NOVEMBER

NOV. 5 - ELECTION DAY
NOV. 20 - BOARD MEETING
NOV. 28 - 29 OFFICE CLOSE FOR THANKSGIVING HOLIDAY

DECEMBER

DEC. 18 - BOARD MEETING
DEC. 23 - JAN. 2 - OFFICE CLOSED
DEC. 25 - CHRISTMAS DAY



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Why one marketing trick isn't enough: building a winning business strategy

As a small business owner, you're probably wearing many hats. You're the boss, the accountant, human resources, customer service, and yes, the marketing department.

It's tempting to find one marketing method that seems to work and stick with it, especially when there are so many ways to attract customers.

After all, who has the time to juggle multiple marketing efforts? But here's the thing: relying on just one way to reach customers is like fishing with only one hook in a big lake. You might catch something, but you're missing out on a lot of fish.

Let's talk about why using several marketing methods is not just better, but essential for your business to thrive.

The Problem with Putting All Your Eggs in One Basket

Imagine you own a local bakery. You decide to advertise in a new mover mailer – those packets of coupons and ads that people get when they move to a new home. It seems like a great idea. New people in town, looking for local businesses? Perfect!

But here's what often happens: A business will pay for these mailers month after month, and then get discouraged when they don't see a flood of



STOCK PHOTO

new customers waving coupons.

They might decide that "well that didn't work" and give up altogether.

What's going wrong here? The business is missing a big opportunity. The company sending out these mailers often provides a list of new movers each month. This list is gold! It's a chance to reach out directly to these potential customers, but many businesses don't use it. They're leaving money on the table by not following up.

The Power of Using Multiple Methods

Now, let's imagine a different scenario. You're still running the bakery, but this time, you're doing a few things:

1. You're in the new mover mailer.
2. You're using the monthly list to send a personal welcome letter or postcard.

3. You're running some online ads that potential customers might see while browsing the internet.

4. You've placed an ad in the local newspaper.

Each of these methods reaches people in different ways.

Some folks might toss the mailer but notice your ad online. Others might not be online much but read every page of the local paper.

By using multiple methods, you're casting a wider net with the potential for your customer to see the ad multiple times.

Creating a Well-Rounded Marketing Plan

Here's the good news: you don't have to do all of this yourself, every day.

The key is to create a plan that covers all your bases, set it up, and then check on it regularly. Here's how:

1. Think about who your customers are. Are they

young families? Retirees? Local workers?

2. Choose a mix of ways to reach these people. Include both online and offline methods.

3. Make sure your message is the same across all these methods. If your bakery's slogan is "Sweetening Your Day," use that everywhere.

4. Set up a schedule. Maybe you'll check your online ads weekly, send out mailers monthly, and place a newspaper ad quarterly.

Measuring Success: Looking Beyond Immediate Results

Here's an important point: don't judge your entire marketing plan on how many coupons come back. Some people might see your ad ten times before they decide to visit. (Yes, ten times! You are building brand trust and credibility.) Others might

come in without a coupon but mention they've seen your ads around town.

Don't count coupons, instead:

- Watch for an overall increase in customers/appointments/phone calls over time in a specific time frame.

- Ask new customers how they heard about you.

- Notice if more people seem to recognize your business name.

A Success Story

Let's look at a business that got it right. A local gym decided to use multiple methods to attract members:

1. They advertised in the new mover mailer.

2. They used the monthly new mover list to send personal invitations for a free week trial.

3. They ran online ads showing happy gym members, targeting local residents.

4. They placed ads in the local paper.

The result? After three months, they have seen an increase in memberships.

When they surveyed new members, they found that most people had seen their gym mentioned in at least two different places before deciding to join. Some remembered the mailer, others clicked on an online ad, and some came in with the newspaper ad.

In the beginning, the owner was a little leary of all the different marketing

methods. Her first comment was that it seemed like a lot and she already does social media, isn't that enough? She now sees how they all work together. Customers need to see the brand a few times before they're ready to give you a try.

Wrapping It Up

As a business owner, your time and money are precious. It might seem easier to stick with one marketing method, but that's often not enough in today's busy world. Create a plan that uses several methods, you can reach more potential customers and build a stronger business.

Remember:

- Use a mix of marketing methods.

- Keep your message consistent.

- Be patient and give your plan time to work.

- Regularly check how things are going, but don't expect overnight miracles.

With a solid, diverse marketing plan, you can set things in motion and then focus on what you do best – running your business. Your marketing will work for you, even when you're busy doing everything else.

Amy Yaley is the COO of Ward Media and the co-owner of Apple Capital Marketing & Northwest Swag Works. She can be reached at amy@ward.media.

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Health

Lake Chelan Health teams up with Rural Physicians Group

Lake Chelan Health Hospital is implementing a new 24/7 hospitalist care program through a partnership with Rural Physicians Group, set to begin on January 14, 2025.



COURTESY OF LAKE CHELAN HEALTH

Lake Chelan Health will soon implement a 24/7 hospitalist care program through a partnership with Rural Physicians Group, starting January 14, 2025.

Ward Media | Wenatchee Business Journal

The program will introduce full-time, round-the-clock physician coverage for hospital inpatients.

This change is expected to result in several operational improvements, including expedited transitions from the Emergency Room to inpatient beds and an expanded capacity to treat more complex medical cases within the local facility.

Aaron Edwards, Chief Executive Officer of Lake Chelan Health, provided context for the decision: "We are thrilled to be working with Rural Physicians Group, whose dedication to rural healthcare aligns with our vision of improving community health and making our region a better place to live by improving resources to our residents."

The hospital adminis-

tration has outlined specific anticipated benefits of the new hospitalist program:

- Continuous physician support for inpatients, available 24 hours a day, 7 days a week.
- Reduced wait times for patient transfers from the Emergency Room to inpatient care.
- Enhanced comfort and care experience for patients.

Increased capability to treat more acutely ill patients locally.

Specialized inpatient care from physicians focused solely on hospital medicine.

Expanded opportunities for surgeons to manage complex cases requiring inpatient care.

Hospital officials have stated that the introduction of the hospitalist program will not affect

the existing University of Washington Residency Program.

Additionally, labor and delivery care services currently provided by CVCH providers will continue uninterrupted.

Rural Physicians Group, the partnering organization, operates a network of physicians specializing in rural healthcare.

Their stated mission involves supporting hos-

pitals in underserved rural communities to meet local healthcare needs.

The hospital administration has provided a point of contact for further inquiries.

Those seeking additional information about the hospitalist program may reach out to Aaron Edwards, Lake Chelan Health CEO, at 509-682-3300 or via email at aedwards@lch.net.

Real Estate

Top Properties Douglas County August 2024

Residential

Sale Price	Address	Total Acres	Year Built	Residential Area	Basement Area	Bedr.	Bathr.	Garage Area
\$1,500,000	13695 WHITEBIRD PL	0.94	1995	2225	1703	3	3	552
\$1,250,000	575 W ENTIAT DR	0.14	2008	1810	1791	3	2	661
\$1,200,000	1095 CRESCENT BAR RD	1.81	1987	2596	867	4	3	900
\$1,090,000	2640 SE FALCON VIEW DR	0.5	2016	3093		3	2	690
\$1,040,000	1735 COUNTRY CLUB DR	0.31	2002	3469		3	3	350
\$1,000,000	601 W ENTIAT DR	0.18	2010	1301	1549	3	2.5	248
\$975,000	309 STONERIDGE DR	0.25	2015	2186	2064	4	4	928
\$859,000	114 RIESLING DR	0.19	2022	3645		3	3.5	910
\$825,000	1640 HARRINGTON LN	0.46	2003	2411		3	2	915
\$770,000	644 S NEWTON AVE	0.28	2018	1277	1332	3	2.5	778
\$670,000	2354 PRAIRIE DR	0.29	1999	2049		3	2.75	838
\$659,500	2130 INGLEWOOD DR	0.42	2001	2152	830	5	3.5	552
\$655,000	618 12TH ST NE	0.24	1985	2182	1512	6	4	780
\$650,000	490 SUN COVE RD	0.2	1999	2474		3	3	594
\$629,900	1989 PEACH HAVEN CT	0.3	2011	1756	1764	3	2.5	864
\$625,000	2890 AKAMAI WAY	0.27	2005	1994		3	2.5	484
\$619,000	2550 FANCHER HEIGHTS BLVD	0.19	2007	1977		3	2.5	525
\$598,000	2000 CRYSTAL CT	0.32	1996	1789		3	2	576
\$565,000	1330 DALE ST SE	0.26	1978	1438	1352	3	2.5	598
\$565,000	1743 BLUEGRASS AVE	0.2	2005	1387	1225	3	2.5	588
\$550,000	2403 HIGHLAND VIEW DR	0.29	1996	1774		3	2.5	484
\$535,000	2334 CANYON HILLS DR	0.28	2000	1310	900	3	2.5	440
\$529,900	2394 PRAIRIE DR	0.32	2000	1624		3	2	480
\$525,000	2531 PIONEER LN	0.31	2016	1492		3	2	240
\$525,000	2408 3RD ST NE	0.28	1976	2008		3	3	572
\$520,000	317 S JACKSON AVE	0.27	1969	1144	1144	4	2	546
\$514,900	2409 HARVESTER LOOP	0.23	2002	1384	1250	3	2	625
\$505,000	2245 3RD ST SE	0.15	2019	1705		3	2	422
\$505,000	2135 MILLWOOD LN SE	0.2	2021	1716		3	2	462
\$500,460	426 SE ELVA WAY	0.28	1990	1300	1200	4	3	480
\$495,000	2396 FANCHER FIELD RD	0.26	2004	1886		3	2	506
\$489,900	218 S NEVADA AVE	0.19	2019	1653		3	2	431

Farm

Seller	Buyer	Sale Price	Street	Total Acres
INTERGATE COLUMBIA III LLC	GAR & HATT LLC	\$1,791,200	N CLEMONS ST	40.55
NAKATA ORCHARDS INC	RIVERCOM 911	\$1,422,400		12.7
BANNING ORCHARD & NURSERY LLC	DOUGLAS COUNTY SEWER DIST #1	\$1,264,200		18.06
BURRIS, TIMOTHY & SHERRI	FEIL, ANDREW	\$1,150,000	748 WOODSTONE LN	1.63
HARDUNG FAMILY FARM TRUST, KURT L	CHAPMAN-EHLERS LLC	\$500,000		1384.91
GAVIN, TERESA & CHRISTOPHER	PAMATZ-MEJIA, LEONIRE	\$350,000	BUCKINGHAM ALLEY	20
BURRIS, TIMOTHY & SHERRI	DOUBLE DOWN PROPERTIES	\$250,000	748 WOODSTONE LN	1.63
PETRIFIED CANYON LLC	KAGELE, EMILY	\$194,900		10
JNJ FARMS PARTNERSHIP	SOUAIAIA, MOHAMED	\$120,000		156
NELSON, MARGARET T	SOUAIAIA, MOHAMED	\$85,000		155.38

Commercial

Seller	Buyer	Sale Price	Street	Total Acres				
BRIGHT LIGHT VENTURES LLC, ET AL	EAST WENATCHEE 589 REALTY LLC	\$4,650,000	589 HIGHLINE DR	2.02				
\$439,900	204 SOLOMON LOOP NW	0.07	2023	1828	3	2.5	528	
\$410,000	491 S KANSAS LOOP	0.09	2019	1443	3	2.5	439	
\$409,900	820 ETTA ST NE	0.21	1972	1072	992	4	2	528
\$409,000	309 W WALNUT ST	0.21	1973	1652	3	2	468	
\$400,000	114 RIESLING DR	0.19	2022	3645	3	3.5	910	
\$385,000	786 N JONATHAN AVE	0.2	1960	956	3	1	288	
\$379,000	5 HEDWIG RD	4.99	1998	1424	2	1		
\$350,000	595 MORNING VIEW CIR	0.1	2004	1404	3	2	288	

Real Estate

Top Properties Chelan County August 2024

Buyer	Seller	Sale Price	Address	City	Living Area	Year Built	Bed-rooms	Bath-rooms	Garage Area	Pool	Fire-place
WENATCHEE 625 REALTY LLC	BRIGHT LIGHT VENTURES LLC ETAL	\$11,864,705	601 OKANOGAN AVE	WENATCHEE	44916	1989			0	N	N
ANDRUSHCHENKO ALEKSANDR & ANNA	WILSON WILLIAM C	\$11,864,705	19437 REYNOLDS AVE	LAKE WENATCHEE	616	1979	1		0	N	N
DEANE THADDEUS RH	BOYCE WM MITCHELL & KAREN	\$4,400,000	812 ORONDO AVE	WENATCHEE	1962	1922	1	1.75	200	N	N
WA CHELAN APARTMENTS LLC	APPLE BLOSSOM CENTER HOLDINGS LLC	\$3,200,000	UNASSIGNED	CHELAN	0	0			0	N	N
DUHAMEL JENNIFER & EDLUND MARTIN	DUCHNOWSKI EDWARD M	\$3,200,000	SR 150	CHELAN	0	0			0	N	N
WESTERN AVENUE HOLDINGS LLC	HELTON J CURTIS & LAUREL	\$2,300,000	915 N WESTERN AVE	WENATCHEE	10318	2018			896	N	N
DONNELLY MAUREEN M	BRAMAN DON & KONI	\$2,300,000	UNASSIGNED	MANSON	0	0			0	N	N
WESTERN AVENUE HOLDINGS LLC	HELTON J CURTIS & LAUREL	\$2,250,000	915 N WESTERN AVE	WENATCHEE	10318	2018			608	N	N
VANDENBRINK JOEL & MICHELLE ETAL	PLUEGER FAMILY SURVIVORS TRUST	\$2,100,000	105 DOVE HOLLOW RD	CHELAN	3309	2007	4	3	1039	Y	Y
CITY OF LEAVENWORTH	WILLKOMMEN LLC	\$1,900,000	1451 US HWY 2	LEAVENWORTH	3027	1991			0	N	N
ZALUD PAUL & JULIANN	MA2 LLC	\$1,900,000	878 AUTUMN CREST DR	WENATCHEE	2750	2020	3	2.5	2156	N	Y
HOVDE DAVID R & DONNA R	SORENSEN MERLE & BETTIE	\$1,675,000	1385 BIGHORN WAY	CHELAN	3331	2022	5	3.5	490	N	Y
KUPKA ALYSSA H & JOHNATHON M	FREYTAG LESLIE L	\$1,665,000	2051 BROADLEAF CT	WENATCHEE	2639	2017	3	3.75	963	N	Y
ROTHMEYER VANCE M	GRIGGS MARC & DEANNA	\$1,565,000	116 LAKE RIDGE DR	CHELAN	3696	2018	4	4.5	1395	N	Y
PLUEGER RICHARD A & JEAN M	SATHER JAMES & KELLY	\$1,430,000	104 WATERVIEW DR	CHELAN	3307	2006	4	3.5	919.9	N	Y
MOONEY BRIAN W & ALSTON DARCI L	JOHNSON STANLEY K & CHRISTINE A	\$1,395,900	UNASSIGNED	CHELAN	0	0			0	N	N
FRANTZ RANDOLPH E & DOUGHERTY ERICA A	WAGONER RODERICK & CATHY	\$1,395,900	905 SURRY RD	WENATCHEE	5570	2009	5	4.5	1080	Y	N
MOONEY BRIAN W & ALSTON DARCI L	JOHNSON STANLEY K & CHRISTINE A	\$1,200,000	329 HIGHPOINT LN	CHELAN	1512	1988	3	2	1628	Y	Y
PAYNE DONNA & OLSON MITCHEL	ROSVOLD KOREY & MICHELLE	\$1,195,000	1511 SKYLINE DR	WENATCHEE	2171	1993	3	3.5	864	N	Y
BIRCH BAY ROAD LLC	DINWIDDIE RANDALL R & KATHERINE P	\$1,195,000	10 SILVER BAY RD	STEHEKIN	1808	1980	2	2.5	560	N	Y
COLUMBIA VALLEY COMMUNITY HEALTH INC	APPLE BLOSSOM CENTER HOLDINGS LLC	\$1,055,241	UNASSIGNED	CHELAN	0	0			0	N	N
LILLILU LLC	BROWN KENNETH & JANELLE	\$1,055,241	20687 MIRACLE MILE	LAKE WENATCHEE	2073	2006	3	2	575	N	N
MACGUIRE KATHLEEN R & HARLESS JEFFREY D	LEHECKA THOMAS & JEAN	\$901,000	UNASSIGNED	WENATCHEE	0	0			0	N	N
FREYTAG LESLIE L	FAVRO KATHLEEN M	\$895,000	2102 MAIDEN LN	WENATCHEE	3219	2005	3	3.5	851	N	N
ZIMMERMAN ILANA & BOSS YUVAL	FREUND LIESELOTTE	\$875,000	9587 E LEAVENWORTH RD	LEAVENWORTH	2060	1986	2	2	1044	N	N
RAK CITY LLC	WHEATLAND BANK	\$865,000	134 E WOODIN AVE	CHELAN	1600	1966			0	N	N
WHITE RIVER ROAD CABIN LLC	SCHIMPF ROBERT C & JO ANN SCHIMPF TRUSTEES	\$850,000	26290 WHITE RIVER RD	LAKE WENATCHEE	1244	2002	1	1	0	N	N
KALHORN ASHTON J	BEHLE BRIAN & SARAH	\$850,000	222 PERRY ST	CASHMERE	1948	1986	3	2	732	N	Y
WHITE RIVER ROAD CABIN LLC	SCHIMPF ROBERT C & JO ANN SCHIMPF TRUSTEES	\$835,000	26290 WHITE RIVER RD	LAKE WENATCHEE	1244	2002	1	1	0	N	N
GARDNER KIM W	ASLAKSON RYAN ETAL	\$825,000	103 N PARK ST	CHELAN	1190	0			0	N	N
MUELLER HERBERT & O LEARY ABRA	WOODARD SAMUEL I & LINDSAY B	\$815,000	1913 BROADWAY PL	WENATCHEE	1852	1992	4	2.5	874	N	Y
BELL CURTIS J & KELLY J	FOREMAN JAMES S & ALLISON R	\$810,000	3513 KIMBERLY CT	WENATCHEE	1640	1977	4	2.5	572	N	Y
HOPPER BRYAN & JENNIFER	ZIELASKO LYNN M	\$799,000	1365 PITCHER CANYON RD	WENATCHEE	2076	2012	3	2	884	N	N
DUKE STEVEN B & SHERILYN E	NORMAN KIRT J & JENNIFER L	\$780,000	W WOODIN AVE	CHELAN	288	2017			0	N	N
LE BRUN ROBERT B & STACY	HALL DOROTHY K & WHITE LARRY L	\$779,000	2968 RIVIERA BLVD	MALAGA	1900	1967	4	2.5	0	N	Y
O FARRELL TED J & CYNDI A	LINDQUIST MICHAEL W & LAUREL C	\$775,000	15004 ALLISON PL	ENTIAT	1872	2022	3	2	1196	N	N
BIRINGER MELISSA A	HONZ KAREN A	\$775,000	309 BUTTE RD	CHELAN	1200	1994	3	2.5	506	N	Y
SIEGEL MOFFET JAMIE & MOFFET CHRISTOPHER ETAL	ROHAN LAWRENCE A & PATRICIA B	\$775,000	231 WEST ST	LEAVENWORTH	1960	1991	3	2	560	N	Y
ANDERSON RYAN K & TANYA N	KING BRADLEY L & STACY B	\$760,000	W WOODIN AVE	CHELAN	288	2017			0	N	N
YEE RASHELLE & ANDERSON ANDREW J III	BACON MITCHELL W & AUDREY L	\$758,000	329 TUMWATER DR	LEAVENWORTH	1781	2004	3	2.5	440	N	N
KENNEDY TYLER T ETAL	CHERESNIK STEFAN & LORI	\$749,990	1240 W WOODIN AVE	CHELAN	370	0			0	N	N
NEW CAROL ETAL	DAWSON BRYCE & EMILIE	\$744,320	1015 CREST LOOP	ENTIAT	2528	2021	3	2.5	910	N	N
MICHAEL MATTHEW MJ	HEDGES ZOE MARIE	\$741,000	1952 CANYON BREEZE LN	WENATCHEE	2629	1994			1216	N	N
BREMER BRYAN & MAKENZIE	WHEATLEY JEREMY A & TERA R	\$650,000	409 VALLEY VIEW DR	CASHMERE	2099	1986	3	2	575	Y	Y
135 WAPATO WAY LLC	MANSON FIREHOUSE LLC	\$650,000	135 WAPATO WAY	MANSON	2916	1950			0	N	N
TERRY DREW J & ANDREWS CATHERINE A	BOYNTON JAMES L TRT	\$649,900	12330 W EMIG DR	LEAVENWORTH	0	0			0	N	N
HEDGES ZOE MARIE	SIENNA 41 LLC	\$648,999	139 SIENNA RD	WENATCHEE	2454	2023	3	2.5	508	N	Y
GUERRA SERGIO ETAL	MOORE BRAD J & TRACY J	\$645,000	2981 RIVIERA BLVD	MALAGA	1535	2020	5	3	528	N	N
ENTRIKEN TERRY & JULIE	TOMALTY KEVIN & JAYNA	\$625,000	1011 RACINE SPRINGS DR	WENATCHEE	1764	2021	3	2.5	441	N	N
CASTRO RICARDO & ERNESTINA SOLTERO-VIRGEN	HANSON RICK & ROBERTA	\$618,000	22 MILLER RD	CHELAN	2700	1950	3	3	252	N	Y
MAC KENZIE COLIN J & MAUREEN M	BOYCE FAMILY TRUST	\$612,500	420 E CHELAN AVE	CHELAN	912	1931	4	2	0	N	N
WILLIAMS JOEL T & KATHERINE H	CLARK WILLIAM G & ANGELL L	\$595,000	100 LAKE CHELAN SHORES DR	CHELAN	1060	0			0	N	N
BOWLBY PATRICIA J	KORFIATIS JENNIFER L	\$589,000	2 FURNEY ST	WENATCHEE	1458	1928	3	1.5	180	N	Y
TARGETT VICTOR F & LYNN M	EGAAS DENNIS E ETAL	\$575,000	18635 RIECHE RD	LAKE WENATCHEE	1620	1977	2	1	1536	N	Y
MAUREN MICHELLE L	SIENNA 41 LLC	\$575,000	231 SIENNA RD	WENATCHEE	1801	2021	3	2.5	440	N	Y
TARGETT VICTOR F & LYNN M	EGAAS DENNIS E ETAL	\$560,000	18635 RIECHE RD	LAKE WENATCHEE	1620	1977	2	1	1536	N	Y
PYGOTT HANNAH	SLAY SAMUEL & SARAH	\$551,000	6060 CAMPBELL RD	PESHASTIN	1686	2003	3	1.75	542	N	N
DENNYS BEACH LLC	KNAPPERT KENNETH P	\$550,000	1617 CENTRAL AVE	WENATCHEE	1416	1987	3	2.75	0	N	Y
COOPER ISAAC D & ELIZABETH	LUTGEN CHRISTOPHER E & JANEL D	\$549,000	837 RED APPLE RD	WENATCHEE	1880	1952	4	2	480	Y	Y

Buyer	Seller	Sale Price	Address	City	Living Area	Year Built	Bed-rooms	Bath-rooms	Garage Area	Pool	Fire-place
ROSS CATHERINE A & BAHOSHY PATRICIA A	LOOMIS COLTON & MADELINE	\$546,200	1475 ELMWOOD ST	WENATCHEE	1646	1985	3	1.75	552	N	N
FAULCONER ROBERT & CAROLYN	JEFFERSON WILLIAM D & BARBARA J	\$535,000	1216 POE ST	WENATCHEE	1538	1978	3	1.5	550	Y	Y
VILLAMIL ALEXIS & CARVAJAL VANEGAS NATALIA	COULTER DEVELOPMENT LLC	\$530,000	UNASSIGNED	LAKE WENATCHEE	0	0			0	N	N
HART DUDLEY N	MAYDOLE CAROLYNE	\$530,000	503 COTTAGE AVE	CASHMERE	2009	1931	3	3.5	0	N	Y
HOEFLIN RYAN & KRISTINE	SUMMERS DAVID V & TAYLOR K	\$523,000	8670 ICICLE RD	LEAVENWORTH	816	1971	2	1.5	0	N	Y
ROBINSON DANIEL M & LATISHA	WILLIAMS DEAN S & JOYCE A	\$520,000	14480 CHUMSTICK HWY	LEAVENWORTH	1778	2009			0	N	N
PRIME PROPERTIES LLC	RISLEY PATTY R	\$500,000	417 N COLUMBIA ST	CHELAN	1794	1936	4	1.5	240	N	Y
BURNETT PRESTON D & KARI Q	BURNETT ETHAN W & KINNA E	\$499,700	505 RINGOLD ST	WENATCHEE	1498	1986	3	2	0	N	Y
BUDNIK TIMOTHY L ETAL	LORCHER MICHAEL B & NANCY L	\$482,053	940 COOLIDGE DR	WENATCHEE	962	1951	3	1.75	288	N	Y
ROWLES JOHN & BILLIE ETAL	CAFFIERE DIANNE	\$475,000	104 N FRANKLIN AVE	WENATCHEE	1144	1930	3	1.75	540	N	Y
KL DUNCAN FAMILY TRUST	DUNCAN SYDNEY P & CAMPBELL RYAN	\$475,000	104 SCHAFER ST	WENATCHEE	1418	1954	3	1.5	312	N	Y
P200 LLC	SLW REAL PROPERTIES LLC	\$472,000	1015 YALE AVE	WENATCHEE	3192	1952	2		0	N	Y
HOTEL EUROPA LLC	OLSEN ALEXANDER G & CHRISTINE GATTI-OLSEN	\$464,000	11003 US HWY 2	PESHASTIN	1120	1943	3	1	0	N	N
GOLONKA JASON	DIJULIO CHRIS JR	\$460,000	1902 W PROSPECT ST	CHELAN	1205	1969			0	N	N
BROWN BRIDGET E	SNYDER DOROTHY J	\$459,950	300 S ELLIOTT AVE	WENATCHEE	1389	0			0	N	N
PARROTT JAMES	GRAHAM PAMELA K	\$458,900	101 BROOKSIDE WAY	WENATCHEE	1430	1960	3	1	336	N	Y
MASS AMY & GREY	CONGER E K CARVER & SUNDEE L	\$455,000	206 W PETERS ST	WENATCHEE	1796	1952	2	1.75	1024	N	Y
JELACIC SRDJAN & JILL K	WILLIAMS LISA	\$449,000	7047 ICICLE RD	LEAVENWORTH	168	2018			0	N	N
ZALEWSKI RICHARD B & SUSAN E	BRATVOLD KARL & VICTORIA	\$445,000	425 WAPATO WAY	MANSON	0	0			0	N	N
BOHN ALEXANDRA	GALLANT LYNN M	\$440,000	1220 POPLAR AVE	WENATCHEE	1547	1988	3	2.5	440	N	Y
HOWAT TYLER & CLARISSE	PEARE WILLIAM C	\$437,582	1021 AMHERST AVE	WENATCHEE	1260	1930	3	1.75	216	N	Y
WEBER JACILYN J ETAL	WEBER JACILYN J	\$424,000	10 CHARLES ST	WENATCHEE	1250	1993	3	2	506	N	N
ABERG PETER G & JUDY G	DRAGGOO PAMELA L & RONALD E	\$422,900	1023 MONROE ST	WENATCHEE	884	1945	2	1	720	N	N
BARRY BARBARA M	A HOME DOCTOR INC	\$420,000	27 ARLINGTON PL	MALAGA	1332	2024	3	2	484	N	N
KAUFFMAN CHARLES H & ELIZABETH BROUSSEAU	RENARD MICHAEL E & KANDI R	\$415,000	100 LAKE CHELAN SHORES DR	CHELAN	440	0			0	N	N
LEHMAN FISHER J & GRACE M	FIVE AND ONE INVESTMENTS LLC	\$409,000	730 GELLATLY ST	WENATCHEE	1506	1952	2	1	0	N	N
GROEN CALVIN L & REBECCA	NEBEL JULIE E	\$405,000	1310 CASTLEROCK AVE	WENATCHEE	1240	0			0	N	N
DEANE THADDEUS RH	BOYCE WM MITCHELL & KAREN	\$400,000	812 ORONDO AVE	WENATCHEE	1962	1922	4	1.75	200	N	N
CHELAN MAINTENANCE FACILITY LLC	TALLEY'S AUTO REPAIR INC	\$400,000	811 E WOODIN AVE	CHELAN	3228	1963			0	N	N
VINSON JAMIE & CURTIS W II	FOURNIE AUSTYN & CHARLES	\$400,000	15301 ENTIAT RIVER RD	ENTIAT	1232	2012			0	N	Y
GORBATYUK RUSLAN & YELENA	MILBRANDT JANIE E & JERRY C	\$399,900	1300 S LAKESHORE RD	CHELAN	1810	2014	4	3.25	576	N	N
SCULL PATRICK & CAITLIN	BERGSTROM HENRY & KYRIE	\$399,000	3047 HEDDING ST	ENTIAT	1456	1951	3	1.75	0	N	Y
SNYDER JASON & KERI	SANCHEZ FRANCISCO & QUINONEZ OFELIA	\$395,000	13626 ENTIAT RIVER RD	ENTIAT	1300	1987	2	1.75	0	N	N
ANDERSON KATIANNE A & MANRRIQUEZ DIEGO A	ZACHER KALCIC PIXIEANN IRREVOCABLE GIFTING TRT	\$376,900	1321 N WESTERN AVE	WENATCHEE	1244	1969	2	1.5	672	N	Y
CASTRO FELIPE ETAL	LOPEZ TORRES GUADALUPE G	\$375,000	8769 SCHOOL ST	DRYDEN	750	1940	2	1	0	N	N
FAULKNER ZACHERY & KIMBERLY	HARRISON DONNY R & JENNIFER G	\$375,000	3959 MALAGA AVE	MALAGA	1280	1922	3	1.75	0	N	N
UNK & NEF LLC	WEAVER KENNETH J & SUSAN K	\$368,000	849 S MISSION ST	WENATCHEE	1584	1960			0	N	N
GJULLIN WYATT	BROUILLETTE JOSEPH F	\$365,000	303 S DIVISION ST	CASHMERE	1149	1916	2	1	0	N	N
ANDERSON ROBERT W	MONTES RAMON ETAL	\$357,000	630 2ND ST	CHELAN FALLS	768	0	1	1	0	N	N
GUTIERREZ ARMANDO & LUCIA	ZIMMERMAN KENNETH M	\$355,000	2115 HONEYSETT RD	WENATCHEE	1404	2003			0	N	N
HUPF HOMES LLC	790 LLC	\$350,000	411 METHOW ST	WENATCHEE	1656	1978			0	N	N
STRIEGL FAMILY TRUST	MOORE ALBIN T	\$350,000	20114 SHUGART FLATS RD	PLAIN	0	0			0	N	N

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Real Estate

Home sales dip 2.5% in August amid inventory gains and price increases

The U.S. housing market exhibited further signs of deceleration in August as existing home sales declined for the second consecutive month, according to a comprehensive report released Tuesday by the National Association of Realtors (NAR). The data reveals a complex landscape of regional variations, shifting buyer demographics, and persistent affordability challenges.

Ward Media | Wenatchee Business Journal

Sales of previously owned homes, including single-family houses, townhomes, condominiums, and co-ops, fell 2.5% to a seasonally adjusted annual rate of 3.86 million units in August, down from 3.96 million in July.

This represents a more substantial 4.2% decrease from August 2023, when sales stood at 4.03 million units. The decline was most pronounced in three of the four major U.S. regions, with only the Midwest holding steady.

Lawrence Yun, NAR's Chief Economist, provided context for the disappointing figures: "Home sales were disappointing again in August, but the recent development of lower mortgage rates coupled with increasing inventory is a powerful combination that will provide the environment for sales to move higher in future months." Yun emphasized the time lag in the home-buying process, noting, "The home-buying process, from the initial search to getting the house keys, typically takes several months."

Despite the overall sales

decline, the median existing home price continued its upward trajectory, rising 3.1% year-over-year to \$416,700. This marks the 14th consecutive month of annual price increases, reflecting sustained demand in certain market segments and highlighting the persistent affordability crisis facing many potential buyers.

A closer look at inventory levels offers a glimmer of hope for buyers. Total housing inventory at the end of August stood at 1.35 million units, a modest 0.7% increase from July but a more substantial 22.7% rise from a year ago. This translates to a 4.2-month supply at the current sales pace, up from 4.1 months in July and 3.3 months in August 2023. The inventory situation, however, remains geographically uneven.

"The rise in inventory – and, more technically, the accompanying months' supply – implies home buyers are in a much-improved position to find the right home and at more favorable prices," Yun explained. "However, in areas where supply remains limited, like many

markets in the Northeast, sellers still appear to hold the upper hand."

The report shed light on the ongoing struggles of first-time homebuyers, a crucial demographic for market health. First-time buyers accounted for only 26% of sales in August, matching the all-time low set in November 2021. This figure is down from 29% in both July 2024 and August 2023, reflecting the formidable barriers to entry for many prospective buyers.

The composition of buyers showed interesting shifts. All-cash transactions made up 26% of August sales, a slight decrease from 27% in July and a year ago. Individual investors and second-home buyers, who often make cash purchases, accounted for 19% of homes sold in August, up from 13% in July but down from 16% in August 2023. This fluctuation suggests changing dynamics in investor activity and vacation home purchases.

Properties typically remained on the market for 26 days in August, up from 24 days in July and 20 days in August 2023,

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Composting

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Regional variations

The existing home sales market in August showed a downward trend across most regions, with three areas experiencing declines and one remaining steady. Year-over-year comparisons revealed decreases in all regions except the Northeast, which remained stable. Median home prices continued their upward trajectory in all regions, albeit at varying rates, reflecting ongoing demand despite challenging market conditions.

Northeast

Existing home sales in the Northeast declined 2.0% from July to an annual rate of 480,000 in August, remaining identical to August 2023. The median price in the Northeast reached \$503,200, marking a substantial 7.7% increase from the previous year, the highest percentage increase among all regions.

Midwest

In the Midwest, existing home sales remained unchanged from July at an annual rate of 920,000 in August. This figure represented a 5.2% drop from

the previous year. The median price in the Midwest stood at \$315,400, up 3.8% from August 2023, indicating continued price appreciation despite flat sales volume.

South

Existing home sales in the South experienced the sharpest decline, falling 3.9% from July to an annual rate of 1.73 million in August. This figure represented a 6.0% drop from the previous year, the largest year-over-year decrease among all regions.

The median price in the South was \$367,000, up 1.6% from one year earlier, the most modest price increase across regions.

West

In the West, existing home sales decreased 2.7% from July to an annual rate of 730,000 in August. This figure also represented a 1.4% decrease from a year ago. The median price in the West reached \$622,500, up 2.2% from August 2023, maintaining its position as the most expensive region in the country despite a relatively modest price increase.

indicating a slight easing of the frenzied pace seen in previous months.

The single-family home segment, which comprises the bulk of the market, saw sales decrease 2.8% to a seasonally adjusted annual rate of 3.48 million in August, down 3.3% from the previous year. The median existing single-family home price was \$422,100 in August, up 2.9% from August 2023.

Condominium and co-op sales held steady at a seasonally adjusted annual rate of 380,000 units, matching July's figures but down 11.6% from one year ago. The median exist-

ing condo price increased 3.5% year-over-year to \$366,500.

Mortgage rates continue to play a crucial role in market dynamics. According to Freddie Mac, the average 30-year fixed-rate mortgage stood at 6.2% as of September 12. While this represents a decrease from 6.35% a week earlier and 7.18% a year ago, rates remain significantly higher than the historic lows seen in recent years, impacting affordability and buyer decision-making.

As the market enters the typically slower fall and winter seasons, industry analysts will be closely

monitoring how these trends evolve. Particular attention will be paid to whether the combination of potentially lower mortgage rates and increased inventory will be sufficient to stimulate sales activity and improve accessibility for first-time buyers in the coming months.

The August data underscores the complex challenges facing the U.S. housing market, balancing issues of affordability, inventory, regional disparities, and changing buyer demographics against a backdrop of economic uncertainty and shifting monetary policy.

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Chelan Valley Hope, Food Bank expand to better serve community needs

Chelan Valley Hope, a nonprofit organization dedicated to assisting individuals and families in need, and its partner, the Lake Chelan Food Bank, are undergoing a significant remodel and expansion to better serve Chelan and the surrounding areas.

By **QUINN PROPST** | Ward Media Staff Reporter

This transformation will give both organizations more space and resources, enabling them to provide enhanced support services to those who need them most.

“This is truly a win-win for both organizations and the entire community,” Chelan Valley Hope Executive Director Tamra Hively said.

The much needed changes come as the food bank is celebrating 42 years of feeding Chelan, Lake Chelan Food Bank Director Richard Springer said.

Chelan Valley Hope is moving into a new building with more office space enabling them to ensure privacy for their clients.

The Food Bank will take over the building the two organizations currently share, which will more than double their space.

The remodel plan for

Chelan Valley Hope and the Lake Chelan Food Bank started over two years ago due to space constraints as demand for services and staff grew.

Neither organization could find a suitable building. But fortunately, the Food Bank received funding from the State Legislature and the City of Chelan, while Chelan Valley Hope secured funding from Chelan County, Hively said.

Construction began this summer after finalizing plans and permits.

The project is on schedule and expected to be fully completed by early 2025. However, changes are already underway.

Chelan Valley Hope will move into the new addition in the coming months, allowing the renovations of the existing building to gain momentum, Hively said.

“An exciting part of the

remodel is that we’ll be adding a shower and a washer and dryer for our unhoused clients,” Hively said. “When we talk to them about finding jobs and improving their lives, we need to make sure they have access to basic necessities.”

“How can we expect people to “pull themselves up by the bootstraps” when they don’t even have a place to shower or wash their clothes? This addition is a significant step toward making a real difference in the lives of those we see every day,” she said.

Chelan Valley Hope has been a cornerstone of support for residents in rural communities like Bridgeport, Entiat, Mansfield, Manson, Orondo, Pateros, and more, offering services that address issues such as rent assistance, homelessness, overdue utility bills, access to food and hygiene items, and more.

“The tenet of our service is to help people move forward in their lives,” Hively said. “To support this, we provide case management services that help clients develop personal-

ized plans for achieving long-term stability and independence. Our case managers work with clients to identify the steps and resources needed to put these plans into action.”

The Food Bank will have a new covered drive-thru, expanded storage and a more flexible format for food distribution.

Currently, the food bank is operating on a drive-thru format, which was implemented during COVID. However, with the remodel, Springer wants people to have the option to come in and shop like in a grocery store.

The covered drive-thru will help protect the food bank workers from harsh weather conditions and safeguard the boxes of food as well.

The additional space will allow the food bank to set up shelves similar to a grocery store. Springer hopes to have an international section to cater to different cultural needs and better serve the community.

Storage has been a significant challenge for the food bank. Springer often has to turn food donations away due to a lack of space, especially for refrigerated and frozen foods. Currently, they only have two freezers because a third one broke down and was too expensive to repair.

“Mainly, I need more storage,” Springer said. “I have to turn stuff away. And this gives me the abil-



COURTESY OF CHELAN VALLEY HOPE
Chelan Valley Hope staff are pictured at the construction site of the nonprofit’s new building.

ity to store more products and store more diverse products.”

The remodel marks a pivotal moment for Chelan Valley Hope and the Lake Chelan Food Bank, ensuring that both organiza-

tions can continue to meet the growing needs of their community for years to come.

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COURTESY OF CHELAN VALLEY HOPE
Construction is on schedule to be finished by spring of 2025.



COURTESY OF LAKE CHELAN FOOD BANK
The Lake Chelan Food Bank set up a produce stand when they had excess fruits and vegetables.

Job growth

Continued from page 18

hospitals added 24,000 and 10,000 jobs, respectively.

However, manufacturing saw a decline, shedding 24,000 jobs in August, primarily due to a drop of 25,000 in durable goods industries. The sector has shown little net change over the past year.

The report also highlighted changes in long-term unemployment and labor force participation. The number of long-term unemployed, those jobless for 27 weeks or more, remained virtually unchanged at 1.5 million in August, accounting for 21.3 percent of all unemployed people.

The labor force participation rate remained steady at 62.7 percent, showing little change over the year. Similarly, the employment-population ratio held at 60.0 percent but has decreased by 0.4 per-

centage points compared to a year ago.

Wage growth showed some positive momentum, with average hourly earnings for all employees on private nonfarm payrolls increasing by 14 cents, or 0.4 percent, to \$35.21. Over the past 12 months, average hourly earnings have risen by 3.8 percent.

The report also included downward revisions for June and July employment figures. June’s total was adjusted from 179,000 to 118,000, while July’s was revised from 114,000 to 89,000, resulting in 86,000 fewer jobs than previously reported for those two months combined.

As the Federal Reserve continues to monitor economic indicators for signs of inflation and overall economic health, this latest employment report may factor into future monetary policy decisions. The slower job growth could potentially influence the Fed’s stance on interest rates in the coming months.

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Cashmere's Repair Cafe: Stitching community together while reducing waste

The chatter of sewing machines and laughter echoed throughout one of Cashmere's oldest buildings as locals gathered at Eastside Rebuild for a monthly Repair Cafe.

By **WILL NILLES** | Ward Media Staff Reporter

Organized by Waste Loop, a Cashmere-based, sustainability-focused non-profit, the Repair Cafes aim to connect members of the community through a shared need to fix broken belongings and reduce local waste.

From clothes with holes to fidgety blenders, the central goal of each Repair Cafe is to foster an atmosphere of practical and fun education between locals, leaving participants with fresh skills, new friends, and fond memories.

Waste Loop's Education and Outreach Manager, Amanda Close, further explained the free public event's focus on sharing knowledge between local residents.

"Our hope is that someone's interested in learn-

ing, like, 'how could I repair this next time,'" Close mentioned. "And our volunteers will be able to share that knowledge with them so that, potentially, that repair could happen in the home if someone wasn't able to make it to the event."

Close deeply enjoys organizing the Repair Cafes and helping to connect community members through a common interest in learning, repairing, and reusing.

"It just brings me so much joy to see people coming together and sharing with each other skills that are just so important," she said with a smile, "skills that are not really taught in school these days, but are just important for life."

Local sewers stood by

to assist attendees with clothing repairs, manned their machines, and chatted away as they worked on clothes and DIY projects.

Upper Valley local, Amy Massey, worked diligently on one of the Repair Cafe's DIY prompts while she waited to help, cutting and sewing animal feed bags to create high-quality repurposed tote bags.

"It's so fun to see how delighted people are when you can fix their favorite shirt or their favorite pants," Massey said of participating in Waste Loop's Repair Cafes.

Sewing next to Massey, volunteer sewer Virginia White agreed with her, adding that the inclusion of fun, creative prompts like the tote bag project draws her in and inspires her.

"I love also getting to be creative, but with a little prompt," she explained. "Sometimes it's hard to come up on your own with how you want to be creative, but they have all these feed bags and somebody came up with the prompt to turn them into tote bags. Now, we get to be creative and do color options and all that stuff with something prompting us. So, it's a good creative outlet that also allows you to interact with others and meet new people."

Looking to the future, Waste Loop plans to continue hosting their Repair Cafes at Cashmere's Eastside Rebuild on the first Wednesday of each month while hoping to provide more educational resources across the region. As Education and Outreach Manager Close describes, Waste Loop aims to continue this drive for public sustainability knowledge by teaching the next generations of local residents.

"I'm excited to work



WILL NILLES/WARD MEDIA
Fixers Amy Massey (right) and Virginia White (left) pose with their satisfied customer, Beryl, and her repaired pants.

more with the schools and getting youth involved with this movement... I did a pilot project with the alternative high school, the Discovery School, and students learned how to do bike repair. It was super fun, super awesome, and I'm very stoked to try and continue that work and be able to share with more student populations."

As clothes tear and small appliances malfunction throughout the month, Waste Loop urges residents to save them. Instead

of throwing out repairable items to waste away in a landfill, hold onto them for the first Wednesday of the month, and bring them to a friendly fixer who can share simple secrets to maintaining those prized possessions.

Visit wasteloop.org to learn more about Repair Cafes, Eastside Rebuild, Waste Loop, and their many other events.

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