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 See story on page 4

Brighten your kitchen with new fixtures

The high "price tag" on groceries and gas do not have to put a damper on your plans to remodel your kitchen this year. According to the American Lighting Association (ALA), just merely changing out the decorative lighting fixtures over the breakfast nook or center island can have a big visual impact, creating a fresher, more up-to-date look -- and it is considerably less expensive than replacing the cabinets or countertops.

If your kitchen's only source of lighting is from recessed cans, consider adding a few fixtures to serve as aesthetic and functional focal points in the room over the casual eating area and/or the island. To make all your lighting as efficient, effective and attractive as possible, dimmers are a must-have update.

"The greatest benefit of installing dimmers in an existing kitchen is that the quality of the resulting light will inevitably appear much more comfortable and flexible than what you had before," explains Joe Rey-Barreau, education consultant for the ALA and an associate professor at the University of Kentucky's School of Interior Design.

Todd Phillips of Quoizel, a leading lighting manufacturer, keeps track of the latest trends in kitchen design. "Transitional is still the operative word," says Phillips. "What's popular right now is what I would describe as Cleaned Up Americana. This is representative of the classic, familiar shapes and elements we all recognize, but with a bit sleeker appearance and on-trend finishes such as bronze and brushed nickel."

"Handcrafted, hand-forged designs are



also gaining in popularity," Phillips continues. "The key word is clean. Finishes are still neutral, simple and clean. Along with beige, white, bronze and brushed chrome, I'm starting to see more polished chrome. I also find the more custom designs are a bit bolder in their use of color in the kitchen and in the lighting," he adds.

For help selecting the most appropriate, efficient and economical decorative lighting for your décor, visit an ALA-member lighting showroom. To find your closest showroom and to learn more about the latest lighting styles, visit www.AmericanLightingAssoc.com or call 800-BRIGHT IDEAS (800-274-4484). (NewsUSA)

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3 ways to cut your energy bill

During hotter days, the wonderful coolness of our air-conditioned homes is comforting until the whopping energy bill arrives. The American Lighting Association (ALA) offers the following easy ways to use less energy and save money.

■ Replace bulbs with CFLs

Switch out incandescent light bulbs with compact fluorescent versions. "A compact fluorescent lamp (CFL) can provide the same amount of light as an incandescent by using only one-quarter of the electricity," explains Joe Rey-Barreau, education consultant for the ALA and an associate professor at the University of Kentucky's School of Interior Design. "One of the great myths regarding lighting today is that the federal government is 'banning' incandescent lighting," Rey-Barreau says. "This is false. Incandescent lighting is not being banned. The new legislation is only affecting the standard 100-watt incandescent bulb, which will no longer be sold beginning in 2012. However, an incandescent bulb that uses only 72 watts will replace it. This new bulb uses halogen incandescent technology to produce a more efficient incandescent bulb."

■ Install ceiling fans

Install a ceiling fan in frequently occupied rooms. Ceiling fans use a fraction of the electricity of an AC unit. Therefore, the thermostat can be raised six degrees -- say, to 78 degrees -- and make a room feel as comfortable as if the ambient temperature were really 72 degrees.

■ Utilize lighting controls

Lighting controls are an excellent option for saving energy. It is not necessary to invest in a comprehensive control system where the entire house is rewired. There are simple and less-expensive methods for controlling light to save energy, such as motion sensors, photocells that operate according to light levels, timers and dimmers.

Thanks to breaking technology, lighting has become more efficient than ever before. Visit an ALA-member lighting showroom to receive professional tips on energy-saving. To find a local ALA-member showroom, go to www.americanlightingassoc.com. (NewsUSA)



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Outdoor living trends can easily update your patio or deck

More homeowners want their outdoor space to truly be an extension of their house and are taking steps to create an inviting area to relax, play and host guests. If you want to update your deck or patio for warm weather entertaining, you don't have to spend a lot of time or money. You can easily refresh the items you already have and add new stylish elements by keeping some top trends and design ideas in mind.

Consider these tips from the design experts at Lowe's to help transform your space into a welcoming outdoor oasis. With just a few easy outdoor home improvement changes, you'll have the best patio on the block.

■ Mix functional furniture

The line between indoor and outdoor design is blurring. You can coordinate the style of adjacent indoor and outdoor rooms, since you and your guests will likely spend time in both. No matter if you have a large outdoor deck or a simple small patio, many affordable,

stylish outdoor furniture options are available from allen + roth. Set up furniture with flow in mind, grouping pieces together to encourage comfort, conversation and a view of nature.

■ Add colorful accessories

Incorporating rugs, outdoor pillows, candles and other accessories in vivid colors or fun patterns can really make your outdoor space come alive. Pick three to four colors for your scheme and stick with those colors throughout your design choices. Some of the season's top hues include rich reds, vivid blues, soothing neutrals and garden-inspired greens. Metal accents are popular as well, so look for decor with gold or silver detailing for a design that's modern with a tropical flare.

■ Incorporate a fire pit

An outdoor bonfire likely evokes pleasant memories of the past, so incorporate a fire pit into your patio space



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so your whole family can enjoy time together roasting marshmallows, telling stories and gazing at the stars. Today's modern fire pits are both stylish and useful, adding a cozy ambiance while warding off the chill on cooler nights. Plus when the seasons do change and fall brings with it lower temperatures, you can still enjoy the beautiful outdoor space you've created because you'll be comfortably warm. Remember to look for options that have a removable screen, so you can open when needed for cooking and then close to keep the fire safely contained.

■ **Create privacy**

Just because you're outdoors doesn't mean that you don't want a bit of privacy from neighbors or passersby. The good news is it's easy to create boundaries to your space by using a pergola or outdoor curtains. These options tie in nicely with other outdoor design trends and can give just the right amount of privacy, creating your own outdoor "room" in which to enjoy the long, sunny days.

■ **Light the night**

Lighting can really make your outdoor space come alive once the sun goes down. Add depth and intrigue by "lightscaping" from different sources. Consider putting up string lights that provide a magical setting that is sure to dazzle guests long after darkness falls.

Add an intimate wall lantern next to the patio door or eco-friendly LED garden and path lights to add a soft illumination to outdoor space.

■ **Grow an herb garden**

There's nothing that adds the flavors of summer to food like fresh herbs. One of today's top trends is to have a container garden so you always have your favorite herbs on hand to freshly pick. Popular herbs that are easy to grow include basil, chives, cilantro, dill, fennel and mint. When planting, use containers that complement your outdoor design. Vintage styles that feature aged patinas are very popular this year.

To organize your ideas and keep track of outdoor projects, create a MyLowe's profile at www.lowes.com/MyLowe's. Develop and store your wish list in MyLowe's to help transform your drab deck into a stylish patio that just begs for you to kick up your feet, enjoy a cold drink and converse with family and friends. (ARA)

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Coordinating home décor inside and out

Coordinating décor throughout the home is well known to homeowners. Everyone aspires to a home that flows seamlessly from one room to another, integrated in look and feel by paint colors, flooring and window treatments.

A relatively new aspect of coordinated home décor is evolving today. Homeowners are being encouraged to coordinate their sense of style from inside the home to outdoor living areas. As the size and sophistication of decks, patios and outdoor rooms grow each year, outdoor spaces are serving as extensions from inside the home.

"All of the wonderful appointments used in outdoor spaces have blurred the distinction between inside and outside living areas," said Gina Wicker, creative director for the Sunbrella brand of performance fabrics. "With a tastefully decorated home, you feel as if you have walked into another room when you step onto a deck or patio."

The latest generation of Sunbrella performance fabrics is the single most important element needed in achieving coordinated décor inside and out. These new fabrics are not only fade resistant, durable and easy to clean, they are also soft, comfortable and luxurious.

"You can use the same performance fabrics to upholster your sofa in the family room and to cover the cushions on the adjacent patio," Wicker said. "When you work from a family of performance fabrics, it's easy to coordinate colors, patterns and textures inside and out." Wicker offers these tips for creating seamless décor inside and out:

■ **Color continuity.** Colors should flow naturally from interior to outdoor spaces. By working with a performance fabrics collection such as Sunbrella, you can select the same or complementary fabric colors.

■ **Integrated living areas.** Rooms that are adjacent to outdoor spaces should be decorated as a single, integrated living area. Upholstery, window treatments, rugs and throws from the same performance fabrics group create an integrated look and feel.

■ **Awnings.** Awnings allow you to open window treatments to enjoy the view without heat gain from the sun. Color coordination is a snap when you use Sunbrella awning and furniture fabrics, which are all based on a common color palette. For more information on creating seamless décor, visit www.sunbrella.com. (NewsUSA)



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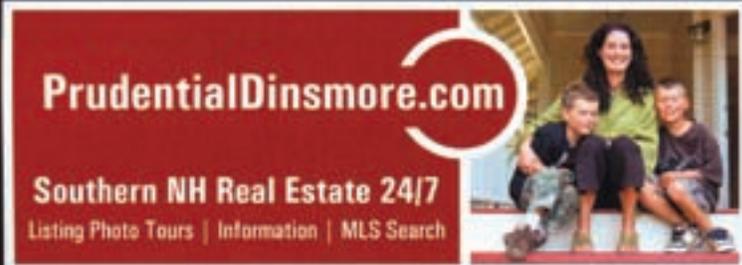
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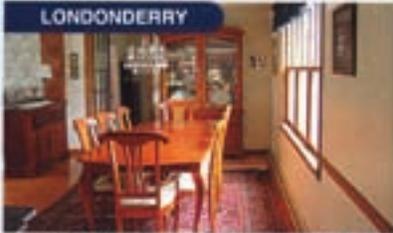
ginniemac@comcast.net

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TINKHAM REALTY, INC. 603.432.7769

RTE. 102, LONDONDERRY, NH 03053 • RESIDENTIAL DIVISION



LONDONDERRY



SPACIOUS



HISTORIC FARMHOUSE - Excellent opportunity for large or extended family, in-law potential. Great horse property/gentlemens farm on 2.37 acres with fruit trees and garden area. 13 rooms, 7 bedrooms, Carriage House, large post and beam barn with paddock, screen house, in-ground pool, 3 car garage, numerous updates. Great location to major points of interest mountains, seacoast, Boston. Minutes to 93. (Formerly Breezy Hill Bed and Breakfast) **\$499,900**



BARNSTEAD



POOL/BEACH

VACATION YEAR ROUND (LAKES REGION) - Nothing to do but move in! 10 minutes from Lake Winnepesaukee you'll find the perfect home in a well maintained 3 Bdrm cape in Locke Lake Colony, front to back liv. rm, spacious flr plan. H/W & laminate flrs., lg. bdms, 2 full baths. Well landscaped, deck. Never be without power as this home is wired and equipped with a generator. Access to two lakes incl. multiple docks, 8 sandy beaches, 2 pools, play areas, tennis, and a golf course. Miles of access to Snowmobile trails. 40 min. to Gunstock Resort. **\$169,900**



NASHUA



LONDONDERRY



RESIDENTIAL LOT

INVESTMENT OPPORTUNITY - 7 buildings ranging in size from 2 units to as many as 15 units in a building. Total of 50 units. 9-10% CAP rate. **\$2,500,000**

OFFICE LEASE - 1280 s/f, 6 room office with reception/waiting, kitchenette and file room. Private BA, private entrance. Superb location off 102 at I-93, exit 4. **\$1690/mo.**

SOUTH LONDONDERRY LOCATION! - Private lot in established sub-division with five bedrooms, septic and well already on it, as well as a paved drive. **\$125,000**



HUDSON



DERRY

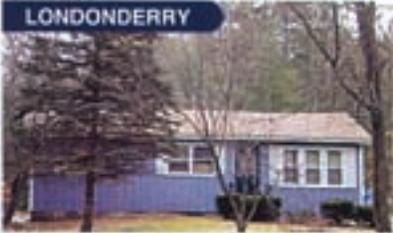


DERRY

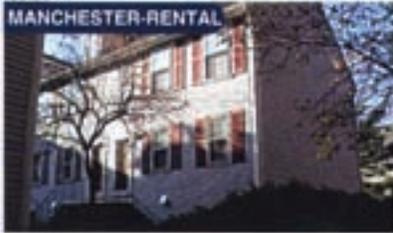
MEDICAL CENTER/WALK-IN CLINIC - 12,040 s/f of space available, former Family Med Ctr, Drs practice, & Physical Therapy Ctr. Can be leased separate. **\$7psf**

SPACIOUS PARK LOT!! - Nice area for this 2 bdrm mobile home. Peaked roof, 3-season sunroom, handicap ramp, farmers porch and pets okay. **\$44,900**

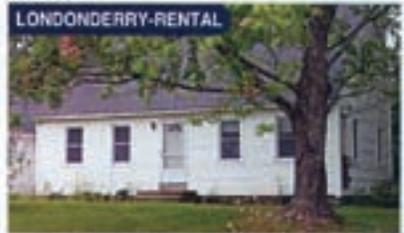
MIXED USE - RES/IND - 912s/f 2 bdrm home & 1000s/f wood frame warehouse, 3+ ac. ind. parcel. Uses: light ind. self storage, warehouse, & more. **\$375,000**



LONDONDERRY



MANCHESTER-RENTAL



LONDONDERRY-RENTAL

GREAT STARTER OR RETIREMENT HOME - Open concept ranch, vaulted ceilings, family rm with hearth for wood stove, full basement. Lovely 1.1 acre lot. **\$199,900**

MUST SEE! BEAUTIFUL TOWN HOUSE - fresh paint, hardwood flrs, new carpet, updated baths. Loft for added bdrm or office. 1 car garage, central ac. **\$1375/mo.**

CONVENIENT COUNTRY SETTING - 2nd level, private entrance, living rm w/combo din. & kitch, large deck overlooking rear yard, master bdrm with 2 closets. **\$750/mo.**



Joyce Bosse, Broker
491-0559



Larry Colby, Agent
545-7078



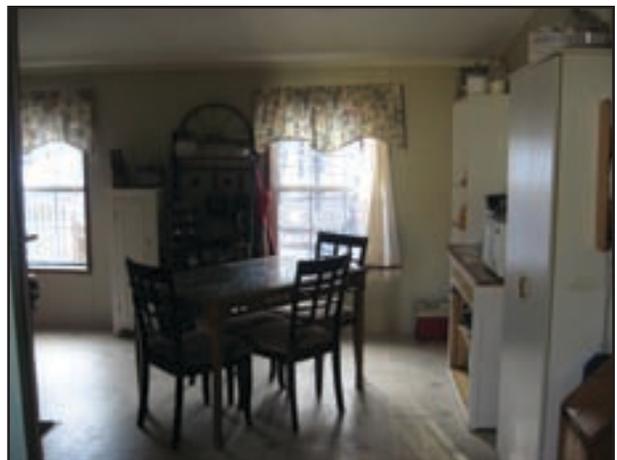
Don Duefield, Assoc. Broker
478-3687



Where you are #1!

Red Coat Realty

246 W. Main St., Hillsboro 464-3053



HILLSBORO. More room than you'd expect: 4 bedrooms, lg livingroom, eat-in kitchen with separate diningroom and back deck for outdoor eating. Close to recreation (hiking, skiing, watersports, golf), NH Park & Ride, only 30 mins to Concord or Keene. In a park, but on a town-maintained road. **\$75,000**

10 Year Warranty

Modest, Mid-Sized or Mansion



Call Us First!



Red Coat Homes

246 W. Main St., Hillsboro 464-3880