

August Newsletter



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Arizona heat is on.....and we've got some hot listings! ☀️
They're too hot to miss!

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Natural light is one of those features people tend to notice immediately when walking into a home. Bright, open spaces often feel more welcoming, comfortable, and inviting without homeowners always realizing why. Beyond appearance alone, natural light can also affect how people feel and function in a space every day.

Studies have shown that exposure to natural light may help improve mood, support better sleep, and even increase productivity. Sunlight also plays a role in helping the body produce vitamin D and maintain healthy sleep patterns. It is one of the reasons why homes with larger windows, open layouts, and bright living spaces continue to appeal to so many buyers and homeowners alike.

Natural light can also change the way a home feels visually. Rooms often appear larger, ceilings feel taller, and spaces seem warmer and more open when daylight fills the room. Even simple features like well-placed windows, glass doors, or lighter interior finishes can make a noticeable difference in how a home presents itself both online and in person.

For homeowners, natural light can make everyday routines feel more enjoyable. Morning sunlight in a kitchen, bright home office spaces, or natural light in living areas can completely change how often certain rooms are used. Investors and sellers also tend to recognize that bright homes photograph better and often leave a stronger first impression during showings.

Of course, every home is different, and natural light does not have to mean floor-to-ceiling windows everywhere. Sometimes small details like window placement, clean sightlines, or simply opening window coverings can help maximize the light a home already receives.

While buyers may focus on square footage, finishes, or location, natural light is often one of the features people remember most after leaving a home. It adds warmth, comfort, and personality to a space in a way that photographs and listing descriptions do not always fully capture.

HealthLine

Ingredients:

For the Tonkatsu Sauce:

- 1/2 cup ketchup
- 3 Tablespoons Worcestershire sauce
- 2 Tablespoons white granulated sugar
- 2 Tablespoons soy sauce, low sodium recommended
- 2 Tablespoons mirin, or substitute 1 Tbsp. boiling water with 1 Tbsp. granulated sugar
- 2 teaspoons garlic, minced
- 1 teaspoon gingerroot, grated or ginger paste
- 1/4 teaspoon dry mustard

For the Tonkatsu:

- 6 thin, boneless, "fast-fry" pork loin cutlets
- 2 teaspoons soy sauce
- 1 clove garlic, minced
- 1/2 teaspoons salt, divided
- 1/4 teaspoon pepper, divided
- 1/2 cup all-purpose flour
- 2 large eggs
- 2 Tablespoons water
- 1 3/4 cups panko bread crumbs
- Vegetable oil for cooking



Pork Tonkatsu Bowls

For Serving:

- 2 cups Cooked Rice
- Sliced cucumber
- Sliced Carrots
- Sliced Cabbage

Directions:

- Cook the rice according to package directions.
- Make the Tonkatsu sauce by combining all sauce ingredients in a small saucepan. Bring to a boil, then reduce heat and simmer for 7 to 8 minutes until slightly thickened. Keep warm or refrigerate for up to 1 week.
- Set up four shallow dishes: one with soy sauce, garlic, and half the salt and pepper; one with flour and the remaining salt and pepper; one with beaten eggs and water; and one with panko.
- Coat each pork piece in the soy sauce mixture, then dredge in flour, dip in egg, and coat with panko.
- Heat a thin layer of oil in a skillet over medium heat. Fry the pork for 3 to 4 minutes per side, or until golden brown and cooked through. Let rest for 2 minutes.
- Divide the rice among bowls. Add cucumber, carrot, and shredded cabbage. Slice the pork, place it over the rice, drizzle with Tonkatsu sauce, and garnish with sesame seeds and green onions.

Seasons and Suppers

Separating Myth from Fact: Home Improvement



If you've ever looked into home improvement projects, you've probably heard a few conflicting opinions along the way. Some renovation advice gets passed around for years, even when it is not always accurate. Here are a few common home improvement myths and the facts behind them.

Myth 1: Every renovation has to be expensive

Fact: Some of the most effective home updates are actually the simplest ones. Fresh paint, updated lighting, new cabinet hardware, or improved landscaping can refresh a space without requiring a major renovation budget. Small changes often make a home feel cleaner, brighter, and more inviting.

Myth 2: Every project adds major resale value

Fact: Not every renovation brings a large return on investment. While kitchen, bathroom, and curb-appeal improvements are often popular with buyers, highly customized upgrades may not appeal to everyone. The best projects are usually the ones that improve everyday living while also keeping future resale in mind.

Myth 3: DIY always saves money

Fact: DIY projects can work well for cosmetic updates and smaller repairs, but larger projects can become expensive if mistakes happen. Plumbing, electrical work, roofing, and structural changes typically require experience and proper permits. Sometimes hiring a professional from the start saves time, stress, and additional repair costs later.

Myth 4: You have to follow every design trend

Fact: Trends come and go, and homes do not need a complete makeover every time a new style becomes popular. Timeless colors, comfortable spaces, and functional layouts tend to age much better. Many homeowners choose to bring trends in through décor, paint colors, or smaller accents that can easily change over time.

Myth 5: Renovations have to happen all at once

Fact: Many homeowners improve their homes gradually rather than tackling every project at once. Creating a plan and completing updates in stages can make renovations feel much more manageable. Even smaller improvements completed over time can make a noticeable difference.

Home improvement projects do not have to be overwhelming to be worthwhile. Thoughtful updates that improve comfort, function, and everyday living are often the ones homeowners appreciate the most.

Millers Building Supply



If your property is currently listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully.

