

# AUGUST NEWSLETTER



*"Never give up on a dream just because of the time it will take to accomplish it. The time will pass anyway."*

*—Earl Nightingale*

## August is National Dog Month Here are Some Fascinating Facts about Our Canine Companions

[pdsa.org.uk](http://pdsa.org.uk)

For many people, dogs are integral members of the family, enriching our lives with their love and companionship. In 2020, August was officially designated as National Dog Month, a time to celebrate these benefits and all the other qualities that make pups so special.

In recognition of National Dog Month, here are a few fascinating facts you might not have known about canines:

- Dogs' sense of smell is at least 10,000 times stronger than that of humans. It's no secret that a dog's sense of smell is very powerful—but did you know that the part of their brain that detects different scents is approximately 40 times larger than the comparable section of the human brain? As a result, experts believe that dogs can smell between 10,000 and 100,000 times more acutely than we can, making them excellent candidates for tracking down missing persons, sniffing out explosives and other hazards, and even identifying certain medical conditions in humans.
- Their sense of hearing is also very sensitive. If your dog has ever barked at something that you could barely detect, you're probably aware that hearing is another one of their superpowers. Not only can dogs hear at much higher frequencies than humans (up to 45,000 HZ, compared to only 23,000 HZ for humans), but they can tune into noises four times further away.
- Some dogs are capable of outrunning a cheetah. Many dogs are incredibly fast runners and could easily outrun a human—but Greyhounds, the fastest breed with a top speed of 45 miles per hour, could even outrun cheetahs. While cheetahs can reach speeds up to 70 miles per hour, they can only maintain that pace for about 30 seconds, while Greyhounds can easily run at speeds over 35mph for seven miles.
- Dogs can be left- or right-pawed. Studies have found that just like humans, many dogs have a preferred paw to lead with. To identify your pup's favorite, try to notice which paw they use first when playing with a toy.
- Dogs are as intelligent as an average human two-year-old. Numerous studies have indicated that canines can learn over 100 words and gestures, making their intelligence and understanding comparable to that of a human toddler—and they are arguably easier to train!



# Pineapple Chicken with Coconut Rice

delish.com

## Ingredients:

- 1 1/2 pounds boneless skinless chicken breasts, cut into bite size pieces
- 1/3 cup low-sodium soy sauce
- 1/3 cup pineapple juice
- 2 tablespoons brown sugar
- 2 tablespoons ketchup
- 1 shallot, chopped
- 4 cloves garlic, chopped
- 1 tablespoon grated ginger
- 1 pinch red pepper flakes
- 2 tablespoons sesame oil, or extra virgin olive oil
- 1/4 cup chopped cilantro

## Directions:

- In a glass jar, whisk together the soy sauce, pineapple juice, brown sugar, ketchup, shallots, garlic, ginger, and a pinch of chili flakes. Pour 1/3 of the sauce over the chicken and let sit 15 minutes or up to overnight in the fridge.
- Heat the oil in a large skillet over medium-high heat. Add the chicken, cook 5 minutes until cooked through on both sides. Reduce the heat to medium and pour in the remaining soy sauce mix. Cook until the sauce glazes the chicken and begins to caramelize, about 5 minutes. Remove from the heat and stir in the cilantro.
- Serve the chicken over rice and spoon the salsa over the chicken. Sprinkle on the diced avocado and a squeeze of lime.



## What Do Home Sellers Need to Disclose?

redfin.com

If you've ever bought or sold a home, you're most likely aware that the process involves an abundance of paperwork and legal formalities. One of the most important documents is the seller's disclosure form, in which the seller answers various questions related to the condition of the property. When completed correctly, this form can help protect both parties to the transaction—it informs buyers of potential problems, while shielding the seller from lawsuits in certain situations. But what exactly are sellers required to disclose? While the specifics vary from state to state or even city to city, some of the standard disclosures include the following:

- Threats to health or safety. If the seller is aware of the presence of asbestos, lead paint, toxic mold, or other hazards on the property—including risks from potential natural disasters—they typically must disclose these threats.
- Water damage, including existing damage and known flood risks.
- Significant repairs that the home has had or may imminently need. These are generally limited to structural issues or the home's electrical, plumbing, or other key systems.
- Neighborhood nuisances, such as noise or odors that could negatively impact the owner's enjoyment of the property.
- Deaths. Many states require sellers to disclose deaths that have occurred due to the property's condition (even if the safety issue has been rectified) or as a result of violent crimes that took place on the property.
- Missing items. If the seller intends to remove items that a buyer may reasonably expect to have once they move in—for example, kitchen appliances, lighting fixtures, or HVAC units—many states require it to be disclosed.



If you are currently working with another Broker please do not consider this a solicitation.

