

Bartlesville

LIVING

January 2023

Are you ready for the

Bartlesville Wedding Show!

see page 4

ALSO INSIDE

Ask the Doc, Faith in
Business Series, City Beat,
Ashlynn Nicole's Boutique
and more!

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Valentine's
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Bartlesville

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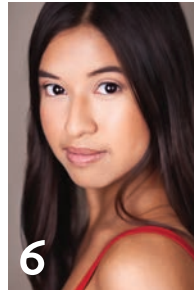
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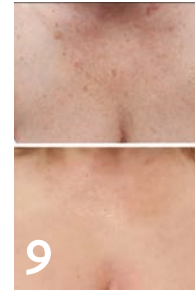
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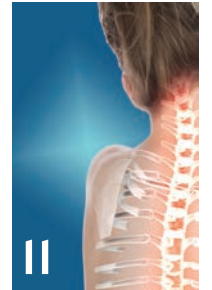
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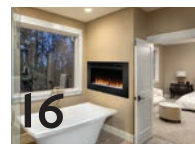
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About the cover: It's
almost Valentine's Day,
and love is in the air!

Design by
Copper Cup Images



Bartlesville Weddings

Local Wedding Professionals

*Providing an Unforgettable
Bridal Experience Right Here*

by Matt Conley

Looking to have the perfect wedding experience right here at home? A group of wedding professionals in the community believes Bartlesville has everything to offer you exactly that!

Bartlesville Wedding Association is a collection of wedding professionals that have been vetted and voted by the membership base. Their goal is to provide an unforgettable experience for brides getting married in the Bartlesville area.

"Bartlesville is earning a reputation as a place to be wed. But many brides traveling to our area and even local brides may not know of the talented wedding professionals we have here," said Amy Warehime, Bartlesville Wedding Association vice president and owner of Sand Creek Bridal. "Many of our wedding professionals travel outside of Bartlesville to provide services for brides. However, our hope is that we will be able to serve more brides in the Bartlesville area. Local venues & vendors tend to be less expensive than Tulsa & bigger cities."

Their website, bartlesvilleweddings.com, is a great resource for any brides looking for vendor recommendations in the area. Their



social media platforms also serve as a tremendous resource, as their wedding professionals share many tips and industry secrets.

"We are most excited about our first-ever wedding show that will showcase over 20 vendors in the local community," said Warehime. "We will have many door prizes, promotional offerings by vendors, and the first 50 brides will get a free tote bag with 5 extra tickets for the door prize drawings."

The wedding show will take place January 29th, 2023 from 1-4 p.m. at The Center. Vendors will include venues, florists, bridal boutiques, photographers, videographers, lighting professionals, bakers, and make up artists. You can register for the free event on their website, bartlesvilleweddings.com. Any bride who pre-registers will receive 10 extra tickets for the grand prize drawing of a \$1,000 in Bridal Bucks to be used with Bartlesville Wedding Association vendors.

Remember to check them out on their website and through various social media venues!



- Venues
- Florists
- Photographers
- Videographers
- Lighting
- Bridal Bouquets
- Cakes
- Rentals
- Hair & Makeup Artists

Bartlesville Wedding Show

January 29, 2023 at The Center • 1-4 p.m.

Faith In Business

Dr. Dunn to Speak at Fellowship Breakfast

by Matt Conley

The public is encouraged to enjoy a morning of fellowship and a free breakfast at this month's Faith in Business series, a faith-based program launched by Regent Bank. The series resumes on Thursday, January 19, from 7:30-9 a.m. at Crossing 2nd. The meeting's featured guest speaker will be Dr. Jim Dunn, the President of Oklahoma Wesleyan University.

Since June 1, 2019 Dr. Jim Dunn has served his students and the Bartlesville Community as the President of Oklahoma Wesleyan University. Prior to this ministry assignment, Jim served as a Church Strategic Planning Consultant for the Wesleyan Investment Foundation. Before that, he served as the Executive Director of Church Multiplication and Discipleship at The Wesleyan Church World Headquarters for 12 years as well as being a church pastor for 15 years at Brown's Chapel Wesleyan Church in Greenfield, Indiana. He is a graduate of Oklahoma Wesleyan University (B.A.), Asbury Theological Seminary (M.Div.), and Trinity Evangelical Divinity School (D.Min.)

Jim's passion is to witness the grace and truth of Jesus Christ in individuals and churches, drawing all people to his saving and sanctifying grace. He has had the privilege of preaching the Gospel in 45 states and in seven countries around the world. He is a university president, pastor, professor, speaker, consultant, author, and board member of several ministries. His greatest titles are son of the most-high God, husband, father, and grandfather.

Jim is married to Wendy and they have four children. Wendy's daughters live and work in Topeka, Kansas. Jim's son and family reside and pastor at Calvary Wesleyan Church in Harrington, Delaware and his daughter is a full-time missionary in Eastern Europe with Global Partners of The Wesleyan Church. They have two grandsons.

A Platform to Encourage Others in Business Using Our Faith

Faith in Business Series was created to encourage business leaders to utilize their platform to live out their faith. This is a forum to help Christian business owners fellowship, network and share best practices for transformational servant leadership and



to learn to better integrate faith into their spheres of influence while promoting the personal and professional growth of those around them. Faith In Business meetings offer a time when you can connect with like-minded business people as you enjoy a catered meal.

Regent Bank offers FBS events in the Tulsa, OKC, Springfield and Bartlesville areas.

The Itinerary is Simple.

Come grab a free breakfast with us, thanks to our generous sponsors, and listen to inspiring business leaders share their keys to success and how they have integrated their faith into their business lives.

Crossing 2nd
215 E. 2nd Street



Thursday, January 19
7:30 - 9 AM

On Your Feet!

Hit Show Features Bartlesville's Katie McCollum

On Your Feet! debuted on Broadway in 2015, garnering a Tony Award® Nomination. The show has returned as a national touring production in 2022, and will be showing at The Center in Bartlesville on Saturday, February 4th, 2023, at 7:30pm.

On Your Feet! The Story of Emelio & Gloria Estefan is not only about the internationally acclaimed couple, but was also created by them. Gloria Estefan is an International Superstar; GRAMMY award winning singer, actress, songwriter; author of two *New York Times* best-selling children's books; philanthropist and humanitarian. Her husband, Emelio Estefan, is a world-renowned music, television and film producer who has been instrumental in shaping, developing and directing the careers of his Superstar wife, as well as Shakira, Ricky Martin, Jennifer Lopez, Marc Anthony, and Jon Secada among many others. With 27 GRAMMY awards between them, the Estefan power couple have more credentials across broader ranges than can be listed here.

Katie McCollum, an actress from Bartlesville, is making a return to stage at The Center in the national tour of *On Your Feet!*, starring as Young Gloria Estefan. Katie's first debut on The Center's stage was in 2011, as part of the ensemble for *Annie Get Your Gun*, produced by Children's Musical Theatre of Bartlesville. She would continue to play parts in CMT productions for the next five years; beginning as another ensemble cast for *Willy Wonka* in 2012. In 2013 she landed her first supporting role as Becky in *A Little Princess*, followed by Tiger Lily in *Peter Pan* in 2014, and both Miss Andrew and Mrs. Corry in *Mary Poppins* in 2015. As a senior in high school in 2016, Katie was chosen for the lead role of Belle in *Beauty and the Beast* for her final part in CMT.

Katie would move on to Oklahoma City University where, in 2021, she would graduate with a Bachelors of Arts in Music Theater.



During this time she would take roles in *Company*, *A Little Night Music*, *Little Woman*, and *Suessical*. Following graduation, she worked with Kate Lumpkin Casting, which led to her auditioning and landing the role of Young Gloria Estefan in *On Your Feet!*

Tickets for ON YOUR FEET! are available by phone at 918-337-2787 and in person at The Center box office, during normal business hours on Monday through Friday from 9 a.m. to 5 p.m. Visit bartlesvillecommunitycenter.com for 24/7 ticket sales. Special thanks goes to The National Endowment for the Arts, the Oklahoma Arts Council, and the following local sponsors who make the Broadway in Bartlesville! 2022-2023 series possible: Mr. & Mrs. Kenneth Adams * American Heritage Bank * Arvest Wealth Management * bMonthly Magazine * ConocoPhillips * Copper Cup Images * Cortney McClure Design * Mr. and Mrs. Paul Crawford * Diversified Systems Resources * Examiner-Enterprise * Green Country Village * Image First Hospitality * Keleher Architects * KGGF-AM KGGF-FM KUSN KQQR * KRIG KYFM KWON KPGM * Nowata Road Liquor *Phillips 66 * Price Tower Arts Center * Robinett/King * Dr. and Mrs. Richard Rutledge * Dr. and Mrs. William D. Smith * Sparklight * Stumpff Funeral Home & Crematory * Truity Credit Union * Visit Bartlesville.



Broadway = in = Bartlesville! 2022-2023 Season

Single & Short Season Tickets on Sale!



On Your Feet!

Saturday, February 4, 2023



Chicago

Thursday, March 16, 2023



STOMP

Monday, April 3, 2023



Madagascar, The Musical

Thursday, June 15, 2023

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Dates and times subject to change.
Shows may contain language or adult situations.

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Start the New Year Refreshed

IPL Laser Treatments Offer a Youthful Appearance

Lavers Aesthetics offers a variety of treatments to restore your skin to a healthy, more youthful appearance. All are non-surgical and minimally invasive, providing affordable, convenient, and effective options to achieve desired aesthetic goals with little, if any, downtime.

"We truly care about you and will work hard to help you achieve your aesthetic goals," said Chris Lavers, PA-C, who owns Lavers Aesthetics along with his wife, Cory. "We have years of dermatology experience and have worked with some of the nation's top experts, so we can provide a level of aesthetic excellence that is unique to Bartlesville."

Services offered at Lavers Aesthetics include IPL laser treatments, thread lifts, as well as injectable neuromodulators, such as Botox and Xeomin, dermal fillers, and non-surgical injectable body contouring. They also have Environ Skin Care products and treatments.

Chris also stressed that right now is the perfect time for IPL Laser Treatments, as many people have resolved to start the new year with a refreshed, more youthful appearance.

IPL Laser treatments

IPL laser treatments target skin discoloration, rosacea, melasma, and hyper-pigmentation, as well as acne, scars, broken blood vessels, spider veins, and fine lines and wrinkles. These treatments use multiple waves of light to target and breakdown the unwanted spots in the skin. A handheld device is used to deliver light therapy.

"During the procedure, you may feel what some individuals have described as a feeling similar to an elastic band being 'snapped' on the skin," said Chris. "The length and number of sessions needed will depend on each individual's treatment plan."

Thread Lifts

Lavers Aesthetics also offers thread lifts to tighten and lift sagging skin. Dissolvable threads provide an alternative way to treat skin laxity on the face and body that has only been achievable in the past by plastic surgery. The cost is much more affordable, and since there is no downtime, this treatment is perfect for those who do not want to undergo surgery or who have seen little effect from skin tightening treatments.

A thread lift is a procedure that uses temporary sutures to produce a subtle but visible "lift" in the skin. Instead of removing the sagging skin, threads lift the skin, causing it to become smoother and tighter. They also promote collagen formation around the threads, positively influencing the overall condition



of the skin. As we age, we produce less and less collagen. This leads to a reduction of skin thickness by 80 percent at the age of 70, but the effects of this process are seen for decades before. Threads are part of an effective regimen to correct the signs of aging.

Injectable Treatments

As always, Lavers Aesthetics also offers injectable neuromodulators such as Jeuveau, Botox and Xeomin for fine lines and wrinkles; dermal fillers such as Radiesse and Revanesse Versa+ for adding volume to the lips, cheeks, tear troughs, chin, and jawline; and non-surgical injectable body contouring for the treatment of double chin or other unwanted deposits of body fat.

Environ Skin Care

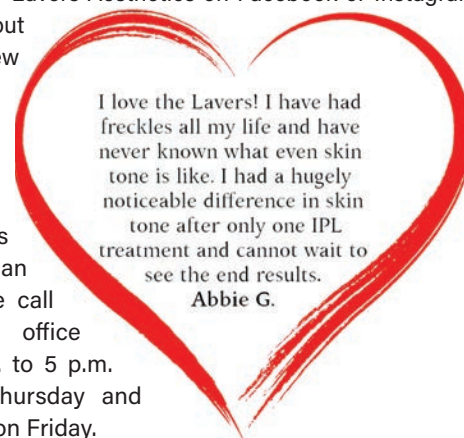
The Environ Vitamin STEP-UP-SYSTEM is a vitamin A skin care system. Environ also offers a chemical and physical sunscreen with antioxidants, according to Environ's website, found at www.environskincare.com.

Other innovative Environ products include the Cool Peel Technology system, Ionzyme and a "made-to-order" vitamin A skin care regime. Environ's founder, Dr. Des Fernandes, pioneered skin needling or collagen induction therapy in 1996. He later patented the Ionzyme DF Machine, a low frequency sonophoresis and iontophoresis facial machine.

These treatments alone or together can help to create a more youthful appearance and reduce the signs of aging. All are non-surgical and minimally invasive, providing affordable, convenient, and effective options to achieve desired aesthetic goals with little, if any, downtime.

For a complete list of treatment options, please call their office at 918-876-4470. Follow Lavers Aesthetics on Facebook or Instagram to stay informed about their specials and new aesthetic treatments.

Lavers Aesthetics is located at 5120 E. Frank Phillips Blvd. To make an appointment, please call 918-876-4470. The office is open from 9 a.m. to 5 p.m. Monday through Thursday and from 9 a.m. to noon on Friday.



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Pain in the Neck?

Local Doctor Can Help You

Neck pain can be caused by an underlying medical condition that needs to be addressed to achieve relief. A neck injury can cause pain in the shoulder, head, arm, and/or hand. It can also cause pain to radiate into the legs and other areas.

Dr. Kris Parchuri and his team of medical professionals are passionate and committed to helping people live pain free. In addition to his Tulsa office, Spine and Orthopedic Specialists, Dr. Parchuri expanded his practice last year by opening an office here in Bartlesville.

Dr. Parchuri's true passion is helping to reduce or eliminate his patients' pain using the latest treatments available. He specializes in bringing the best possible procedure and treatment to every patient by connecting with them on a personal and professional level. If you are suffering from pain or a spinal injury, Dr. Parchuri provides a variety of treatments and procedures. All non-surgical treatment options will be exhausted prior to consideration of more invasive procedures. Physical therapy, patient education, and spinal injections are just a few of these options.

One surgical option, which is superior to fusion for two-level disc replacement, is the Zimmer Mobi-C cervical disc. The artificial disc is designed to maintain neck motion. The bone-sparing technology protects against bone chiseling with no invasive screws required. It is designed to allow motions similar to natural cervical spine motion. According to Zimmer Biomet, Mobi-C is the first cervical disc approved by the FDA for both one and two-level disc replacements. The FDA has determined that the Mobi-C disc replacement is better than fusion after seven years, for the two-level cervical disc replacement. Mobi-C had fewer subsequent surgeries after 84 months.

The center of rotation at each level of the cervical spine is variable and constantly changing. Mobi-C was designed to adapt to the instantaneous axis of rotation through its self-adjusting mobile core. It is designed to aid in motion similar to natural cervical spine motion. It moves with the spine.

Mobi-C's core is designed to create low stress at the implant-to-bone interface. There are no invasive screws, no bone removal for preparation and no additional operative steps. It is a one-step insertion with no drilling or chiseling needed.

If you are suffering from chronic or acute pain, you need the leading medical professional in Tulsa spinal surgery. Dr. Parchuri specializes in orthopedic spine surgery and pain management. With more than 13 years of experience he can help you reclaim your life.

While Dr. Parchuri specializes in treating spine-related diseases and disorders, his practice area also includes general orthopedics. He treats all types of fractures, as well as conditions related to the shoulder, elbow, hand, hip, knee, foot, and ankle.

Dr. Parchuri is a proud graduate of Kansas City University of Medicine and Biosciences College of

Osteopathic Medicine. He completed his orthopedic residency in Tulsa at Oklahoma State University Medical Center, followed by a spine fellowship at Texas Back Institute in Plano, Texas.

"We focus on more than just the problem," he said. "We focus on each patient as a whole and as an individual, giving you the attention you need and deserve to start moving forward in your life."

Take back what is yours — contact the office of Dr. Kris Parchuri. To schedule a consultation, call 918-286-3124 or contact them online at <https://sostulsa.com/dr-kris-parchuri/>.



Ask the Doc

...About Brothers that Believe in Russell Chiropractic

by Deanna Evans

Two local brothers are touting the relief they have received at the hands of Dr. Tracy Russell, D.C., The Hand and Foot Chiropractor in Bartlesville.

Josiah and Josh Petermann are happy to talk about their positive results from treatment at Russell Chiropractic Hand & Foot Clinic.

"I was in a car accident 12 years ago and suffered a traumatic brain injury. I woke up from a coma a few days later to start learning how to do everything again," said Josiah. "Fast forward 12 years and the physical effects are not obvious. I'm married with a family, pastor a church, play drums and disc golf, etc.

"But internally I'm a different person," he admitted. "I've struggled with intense headaches every day for the last several years. The doctors I've seen have asked me about the effects and prescribed medicine to treat them. It's been a frustrating season, missing out on things with family and friends and even at work, as I often have to sleep in a cool, dark room and hope I wake up without pain."

Dr. Russell changed all of that. "I was recommended to a chiropractor. I was hesitant because it had been so long and I felt it was too late, but coming to Dr. Russell consistently for a few months has been so helpful. Both the frequency and severity of my headaches has decreased, and I hope they continue to diminish.

"I feel my memory improving, quality of days improving, and even my posture improving from the weekly adjustments. This is all a result of treating the cause, not the effects," Josiah added.

Josiah plans to continue taking steps towards permanent relief.

"If you're struggling with chronic pain, I encourage you to visit Russell Chiropractic, as well. What do you have to lose?" said Josiah.

While Josiah's brother, Josh, did not experience a car accident, he still suffered from chronic pain.



"I came to Dr. Russell while experiencing consistent upper back pain from years of skateboarding. It was inhibiting my work, and even doing a load of dishes at home was excruciatingly painful," said Josh.

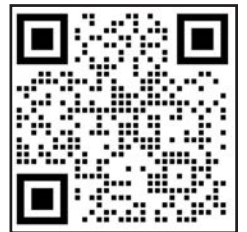
Dr. Russell helped Josh, as well.

"After seeing Dr. Russell, I finally have relief in my back, but what I wasn't expecting was for my recurring migraines I have experienced for 10 years to immediately subside. Talk about a bonus!"

There are several benefits of a chiropractic adjustment. It helps minimize migraines and neck-related headaches. Chiropractic improves your posture, and it reduces pain while improving range of motion of your spine and other joints. It reduces symptoms of chronic conditions like osteoarthritis and treats minor neck or spine injuries, especially whiplash.

Dr. Russell has 28 years of successful experience in gentle, preventative healthcare and is an expert in the diagnosis and treatment of many different problems. He is a seasoned professional who keeps on the cutting edge of new and innovative procedures and offers a full spectrum of chiropractic care for all ages. Dr. Russell is listed in the book of "Who's Who Academically" as well as "Who's Who in Professional Business."

For information, call 918-333-3363 to make an appointment with Dr. Russell at Russell Chiropractic Hand & Foot Clinic, located at 2523 SE Washington Blvd. You can schedule online using The Scheduling App, available by scanning the QR code. The ID for the clinic is ADWXLX. Register using the cell phone number on file with the clinic. Hours of operation are 9 a.m. to 12:30 p.m. and 3-5:30 p.m. Monday through Wednesday and 9-11 a.m. on Thursday. The office is closed on Friday, Saturday, and Sunday.



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You Are Clothed in Glory!

Faith-Based Boutique Almost Ready with a Second Location

by Matt Conley

As a youth pastor at Happy Hill Church in Ramona, Ashlynn Richey spends a lot of time in the Lord's House, surrounded by His presence. When she was thinking about opening a brick-and-mortar store for Ashlynn Nicole's Boutique, she spent a lot of time praying.

"I really prayed for God's direction with the store, and I just felt like God spoke to me," said Ashlynn. "When 'You are clothed in glory' came to me, I knew that would be the heart of the business. When people come in and buy something, or wear our clothes, or even just walk around in our store, we want them to feel surrounded by God's presence."

The current store features adults and children's lines. The Tilly Tots line is for newborns to around 8 years, and the adult line carries sizes small - XL. The Beautiful Curves section offers beautiful selections up to size 3XL.



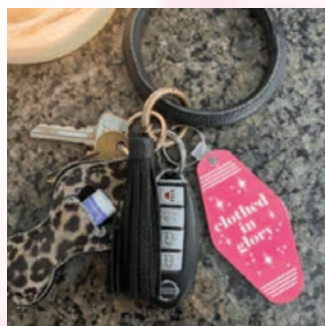
The boutique is in Washington Park Mall, and will soon have a second addition.

"We will be opening our second location hopefully in February or March, and it will also be in the mall, right across from our current store," said Ashlynn. "We will be splitting the content of our current store up, and the new location will have our adult line only. We will offer our children's line only at our existing store."

Ashlynn Nicole's Boutique is open Monday through Saturday, from noon until 6 p.m. The store is closed on Sundays. When the new

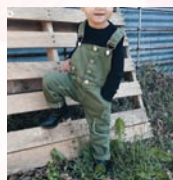
location opens, it will have the same hours.

For information about the store, you can call 918-876-3926. Or better yet, just stop by the store and feel for yourself what it's like to be "Clothed in Glory!"



REMEMBER, YOU ARE CLOTHED IN

glory!



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Outdoor Design Trends for 2023

(BPT) — The new year will reveal a few new outdoor design trends, but two of them — mixed materials and bringing the indoors out — are maintaining their previous popularity into 2023. New trends landscape designers are anticipating include more interest in sustainability, expanding the use of outdoor spaces and maximizing cutting-edge technology.

Growing from the pandemic, interest in outdoor living is now at an all-time high — and the top 2023 trends in outdoor design reflect that continued interest, according to Joe Raboine, director of Residential Hardscapes at Belgard.

Supporting sustainability



Caring for the environment is an increasing priority for homeowners, especially those who love the outdoors and want to ensure the environment is preserved for future generations to enjoy.

“Homeowners are asking designers to create spaces inspired by nature that also

help conserve it,” said Raboine. “This can mean choosing long-lasting materials for hardscaping, finding products made from recycled materials and/or using permeable pavers to help reduce water runoff.”

Extending indoor spaces

Bringing the indoors out is hardly new, but as more homeowners view outdoor spaces as extensions of their home, the trend is definitely here to stay. Creating outdoor spaces that reflect your lifestyle and design aesthetic is not only a goal for larger homes and lots, but also for smaller lots needing more privacy. Shade structures like pergolas, shade sails and screen panels offer seclusion as well as protection from the heat, helping outdoor spaces become more private and livable, no matter the size.



Today's homeowners are also equipping spaces with fully operational kitchens, quality outdoor furniture, firepits and games to upgrade their outdoor living experience. The backyard is becoming the go-to spot for fun, with outdoor games including life-size chess, billiards, mini-golf and more.

Exploring color and texture



As outdoor spaces become extensions of the home, designers and homeowners see these spaces as more than just a place to host barbecues. Mixing natural materials including wood, stone and plants (as in living walls) with man-made materials like glass and metal creates interesting

variety in texture and color that transforms any space into a more attractive environment. Textured pavers are also becoming more

popular, such as those that mimic natural stone or textile finishes.

“Homeowners are becoming more adventurous with color and texture,” noted Raboine. “While shades of gray are still dominant, warmer tones like browns and tans together with greens are adding depth and dimension.”

Patterns can also be created using modular designs, textured pavers and hardscaping features to make any outdoor space both calming and energizing. Outdoor lighting provides more visual interest to your space while extending its usable hours - with color-changing lights turning any patio into party central.

Creating multi-purpose spaces

Today's backyards fulfill multiple purposes, with Zen gardens or labyrinths extending off traditional patios for additional relaxation or meditation areas. Gardening is also resurging, as homeowners are growing herbs, vegetables, fruits and flowers using raised and vertical gardens, small greenhouses or hot boxes.



“You can add built-in seating and benches to create a firepit area or mini theater,” Raboine added. “These can be beautiful spots for resting or entertaining, plus a practical dining area for your family.”

Optimizing technology

With mixed-use spaces becoming more complex, using augmented reality (AR) can streamline the design process for homeowners and contractors alike. AR technology allows homeowners



to see small details in design down to plants, shadows and even animations. Today's technology helps manage the growing popularity of outdoor living, with AR and mixed reality letting designers and homeowners visualize and communicate their plans.

Belgard Rooms' newest feature uses AR so homeowners and contractors can view a templated outdoor design plan in their backyard, offering a better visual representation of how their yard can look. Homeowners select their AR plans and drop them into their outdoor space to view, walk through and scale the templated outdoor rooms, bringing the plan to life in their own backyards. Homeowners can test various rooms, features and styles, helping them bring their vision to life. Currently, 32 AR Rooms can be viewed on any device.

“AR Rooms help turn dreams into reality through a seamless design process,” explained Raboine. “Homeowners and landscape professionals have adopted the technology quickly, helping homeowners envision different outdoor living plans - and simplifying the design process for any project.”

Ready to reimagine your outdoor space? You can easily do so by visiting Rooms.Belgard.com/ar-rooms.

Ready to Buy Your First Home?

5 Tips for Getting Ready to Make the Purchase

(BPT) — For generations, homeownership has been synonymous with the idea of achieving the American Dream. This has certainly been true for many Hispanic Americans, who have used their homes to establish roots in their communities for their families.

More than 8.8 million Latino families now own homes across the U.S., according to a recent report from the National Association of Hispanic Real Estate Professionals. The Latino homeownership rate is now more than 48%, a number that has been on the rise for the last several years.

Homebuying experts say that many more Latinos are interested in buying homes but have pushed off the decision because they're unsure if they can afford it or because they would like more education about the process.

AmeriSave Mortgage Corp., one of the nation's fastest-growing home loan providers, offers the following five tips for first-time homebuyers.

1.) Understand what your legal residency status enables you to do. You're not required to be a U.S. citizen to qualify for a home loan. Anyone with permanent status - including certain non-U.S. citizen buyers - is eligible for a home loan. The best resource to determine what you can do is the comprehensive guide published by Fannie Mae.

2.) Calculate what you can afford. The amount you can borrow is determined primarily by your monthly income and credit score. Typically, people with higher incomes and credit scores can borrow more than those with lower incomes and lower credit scores. Online calculators can provide a general estimate of how much home you can afford and help you estimate your potential monthly mortgage payment. Not sure of your credit score? You can use a service like Experian, Equifax or TransUnion to learn where you stand.

3.) Report verifiable income. Any income you report to a lender must be verifiable taxable income. Cash income is not considered



part of your earnings, so if you're being paid by an employer in cash, you should ask to be paid via their payroll system, either in the form of a physical check or direct deposit. Similarly, if a large portion of your income comes from cash tips, talk with your employer about ensuring those tips are appropriately reflected on your W2.

4.) Don't forget about the down payment. Regardless of how much you plan to borrow, you'll need to set aside funds for a down payment and closing costs. Most lenders require 3% to 5% of the total purchase price, at minimum. Any funds you use for this purpose must be in a bank account for at least 60 days prior to underwriting, so make sure you deposit any cash that you receive from working side jobs, from gifts, etc., before starting the mortgage process. Many cities and counties across the U.S. also offer down payment assistance programs, which are intended to help first-time homeowners. Research these programs online as a first step.

5.) Do your research and partner with a qualified and experienced loan originator. Purchasing a home is the biggest financial decision most people will ever make, so it's important to have trust in and be comfortable with your mortgage lender. You can verify your lender is authorized to do business in your state through the free NMLS® (Nationwide Multistate Licensing System) Consumer AccessSM page. If English is not your preferred language, many mortgage lenders, including AmeriSave Mortgage, have Spanish-speaking loan originators who can guide you through the entire process and provide forms you can complete in Spanish.

The prospect of buying a home can be daunting. But a qualified, experienced lender can make the process much simpler & less stressful. For more information, visit www.AmeriSave.com.

Article Courtesy of AmeriSave Mortgage Corp.



The Hottest Trends in Fireplaces?

(BPT) — In the past few years, homes have become vital sanctuaries — places where you and your family want to feel comfortable, cozy, and serene. Recent shifts in home design are responding to this need, while also reflecting a desire for beauty and luxury. As a result, fireplaces are seriously trending — not just for living rooms or bedrooms, but even kitchens and bathrooms.

Thanks to recent innovations such as beautifully designed, easy-to-install electric fireplaces from SimpliFire, you can add the warmth and charm a fireplace brings to almost any room without undergoing major renovations or having to worry about things like chimneys, piles of wood, screens or gas lines.

Time-honored luxury with a modern aesthetic

While adding fireplaces to various rooms may be an emerging trend in contemporary home design - and a boon for home values — the idea has a long history, as homes once relied solely on fireplaces for heating every room. Today's designs, however, offer the drama and visual interest of clean lines and modern style — while also being much more convenient and energy-efficient than traditional wood-burning fireplaces. Another great advantage? You can run your electric fireplace anytime you'd like to enjoy the beauty and ambience it provides, with or without heat, all year round.

The heart of the home

The kitchen is possibly the most crucial room in every home. Because kitchens needed fireplaces for cooking functions in olden days, it seems like a natural fit to add a fireplace here. Today's

kitchens are the heart of the home in more ways than one, especially with open plan home designs allowing plenty of space for the entire family and guests to gather around and cook meals together.

A personal spa

The bathroom has become a sought-after oasis in contemporary homes, inspiring spa-like features from heated floors or towel racks to deluxe standalone tubs that create an aura of comfort and luxury. Adding a bathroom fireplace is one more way to design the ultimate personal retreat. What could be more calming than relaxing in a hot bath by the light of a glowing fireplace?



How electric fireplaces work

Electric fireplaces can supply light as well as being able to offer some heat, but the glow and warmth are created without an actual flame. With the press of a button, you can use a remote control to adjust both the “flame” and other effects, including the heat level, thermostat, timer, brightness, ember bed lights and accent lighting. Turn up the heat to take the chill off during wintry days, or turn the heat down and enjoy the fireplace just for its calming ambience when the weather's warm.

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FEATURED PROPERTY



1223 N CREEK AVE, DEWEY
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baths.....**\$149,000**



107 S CHEYENNE
3 bedrooms, 1 bath. Detached
Garage, Storm Cellar. Property
includes 2 lots.....**\$25,000**

RENTALS AVAILABLE

4007 Lester Ave. | 3 bedrooms, 2 bath, 2 living areas, 2-car garage..... *Deposit/Rent: \$1,300*

408 Meadowlark | 3 bedrooms, 1.5 baths..... *Deposit/Rent: \$1,000*

410 S. Seneca Ave. | 2 bedroom, 1 bath apartment, water & gas paid..... *Deposit/Rent: \$800*

940 N. Ross, Dewey | 2 bedroom, 2 bath apartment, water paid..... *Deposit/Rent: \$750*

812 E 4th St. | Just remodeled. New appliances. 1 bedroom, 1 bath, water paid. 3 apartments ready to rent..... *Deposit/Rent: \$700*

113 W. 13th St. | 2 bedroom, 1 bath..... *Deposit/Rent: \$700*

404 S Seneca Ave. | 1 bedroom, 1 bath apartment, water & gas paid..... *Deposit/Rent: \$700*

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Amos Radlinger
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Janette Roark
918-907-1327



Brian Saltzman
918-214-3053



Joshua Igo-Schueler
918-914-0256



Kim Tate-Connor
918-335-7193



Kim Taylor
918-214-3036



Brooke Goforth
918-271-2159
Broker/Manager



Adam Wood
918-805-1278

RESIDENTIAL

2209 Deerfield Place	Bartlesville	4/3&2/3	\$750,000	Janette Roark	918-907-1327
605 Kenwood	Bartlesville	5/4.5/2	\$530,000	Kim Taylor	918-214-3036
2815 Stonewall Drive	Bartlesville	5/4.5/2	\$529,900	Keeli Droege	918-697-8509
2130 Skyline Drive	Bartlesville	5/3.5/2	\$375,000	Amos Radlinger	918-766-2361
1115 S Dewey Avenue	Bartlesville	4/4.5/1	\$349,900	Amos Radlinger	918-230-0864
4821 Barlow Drive	Bartlesville	4/2/2	\$273,000	Kim Taylor	918-214-3036
5706 Parkhill Place	Bartlesville	4/2/2	\$269,900	Barbara Hopper	918-335-7202
1800 Polaris Drive	Bartlesville	4/3/2	\$250,000	Janette Roark	918-907-1327
4750 Sunview Place	Bartlesville	SOLD!		Keeli Droege	918-697-8509
6015 Cornell Drive	Bartlesville	4/2.5/2	\$220,000	Amos Radlinger	918-230-0864
3102 Sheridan Road	Bartlesville	3/2/2	\$215,000	Carolyn Bolding	918-327-1133
113 Elmhurst Ct	Bartlesville	SOLD!		Sydney Nichols	918-397-4505
3715 E Mountain Road	Bartlesville	4/2.5	\$189,000	Brian Saltzman	918-214-3053
3314 Wayside Drive	Bartlesville	SOLD!		Barbara Hopper	918-335-7202
907 Kenwood Road	Bartlesville	SOLD!		Carolyn Bolding	918-327-1133
3725 Velma Drive	Bartlesville	SOLD!		Amos Radlinger	918-766-2361
4203 Tuxedo Blvd	Bartlesville	3/2/1	\$149,900	Kim Tate-Connor	918-335-7193
228 NE Avondale Ave	Bartlesville		PENDING	Kim Tate-Connor	918-335-7193
534 E 12th Street	Bartlesville	3/1/1	\$86,000	Joshua Igo-Schueler	918-914-0256
3601 Wayside Drive	Bartlesville		PENDING	Brian Saltzman	918-214-3053
5281 Nowata Rd #Q101	Bartlesville		PENDING	Carolyn Bolding	918-327-1133
237 N Cheyenne Ave	Bartlesville	3/2/1	\$69,000	Carolyn Bolding	918-327-1133
130 N Theodore Ave	Bartlesville	2/1/2	\$49,900	Barbara Hopper	918-335-7202
1014 SW Jennings Ave	Bartlesville	4/1/2	\$39,900	Charlene Bejcek	918-440-4763

SURROUNDING AREAS

253 Hazel Blvd	Tulsa	4/4.5/2	\$1,599,000	Andrew Gordon	918-230-0864
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3426 E 184th Street	Collinsville	5/3.5/3	\$659,000	Barbara Hopper	918-335-7202
2523 S Owasso Ave	Tulsa	3/2.5/2	\$670,000	Andrew Gordon	918-230-0864
39663 W 1200 Road	Dewey	3/2/2//	\$450,000	Kim Taylor	918-214-3036
15185 EW Couty Rd 8	Ok/ Union	4/2.5/2	\$349,000	Cindy Folk	918-559-9905
417 N Downing Ave	Dewey		SOLD!	Kim Taylor	918-214-3036
116 S Shawnee Ave	Dewey		PENDING	Carolyn Bolding	918-327-1133
200 S Delaware St	Dewey		PENDING	Charlene Bejcek	918-440-4763

RESIDENTIAL LOTS & VACANT LAND

S.E. Price Rd	Bartlesville	50 Ac	\$1,575,000	Janette Roark	918-907-1327
N HWY 75	Bartlesville	48.30 ac	\$499,000	Lutke Bolding	918-327-1133
N. 137th E Ave	Collinsville	7.58 AC	\$250,000	Cheryl Fregin	918-440-0040
Deerfield Addition II	Bartlesville	10 Lots	\$40-55K ea	Janette Roark	918-907-1327
Southport Drive	Bartlesville	9 Ac	\$137,500	Janette Roark	918-907-1327
2700 Rd	Caney Valley	1.97 ac lot	\$125,000	Cheryl Fregin	918-440-0040
2700 Rd	Caney Valley	2.01 ac lot	\$110,000	Cheryl Fregin	918-440-0040
Southport Drive	Bartlesville	.40 Ac	\$39,500	Janette Roark	918-907-1327
S Wyandotte Ave	Bartlesville	3 Res. Lots	\$30K ea	Janette Roark	918-907-1327
211 & 213 SW Santa Fe	Bartlesville	2 Res. lots	\$18K ea	Kim Taylor	918-214-3036
Southport Loop	Bartlesville	Res. Lot	\$14,750	Janette Roark	918-907-1327

COMMERCIAL PROPERTIES

396050 W 2900 Road	Caney Valley	MHP	\$1,775,000	Kim Taylor	918-214-3036
221 SE Frank Phillips Blvd	Bartlesville	Retail	\$900,000	Janette Roark	918-907-1327
1000 E 14th Street	Dewey	Mixed Use	\$600,000	Lutke/Bolding	918-327-1133
115 S Choctaw Ave	Bartlesville	Mixed Use	\$379,000	Carolyn Bolding	918-327-1133
16582 Hwy 123	Dewey	Mixed Use	\$349,000	Barbara Hopper	918-335-7202
4605 Nowata Road	Bartlesville	Mixed use	\$300,000	Carolyn Bolding	918-327-1133
1114 W Hensley Blvd	Bartlesville	Mixed Use	\$59,900	Barbara Hopper	918-335-7202

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Adult Entertainment Ordinance On Tap



City Council Directs Staff to Develop Ordinance

City Beat
Your city, your news

by Kelli Williams



The City Council voted 4-1 Tuesday to direct City staff to develop potential actions that could result in one or more municipal ordinances regulating “adult entertainment” in public spaces.

The vote followed months of debate between citizens over a Pride event that included a drag show, sponsored by

Oklahomans for Equality-Bartlesville, in Unity Square Park on September 10, 2022.

During the council's October 2022 meeting, a local resident presented a petition, generated online, with 2,000 (non-verified) signatures requesting the council take action, stating, in part, “to determine if this activity violated any state laws, city ordinances, or city contracts for use of public areas and if so, to take appropriate action. If no laws or ordinances were broken, and no current contracts violated, then I ask you to study this issue and consider a new city ordinance to prohibit adult-oriented activity from happening in our public areas again.”

Hundreds of people have attended council meetings since October regarding the matter. (To hear what citizens said during those meetings, see the “Citizens to be Heard” portions of the October and November 2022 and January 2023 meetings on the City's webcast.) City staff has spent the past several months attempting to negotiate an agreement between the parties, but

those negotiations broke down last month after the petitioner withdrew from discussions.

With an agreement no longer possible, City Manager Mike Bailey in early January requested the council advise staff in how it would like to proceed, which was followed by a discussion amongst council members.

Ward representative Trevor Dorsey made a motion to authorize City Attorney Jess Kane to obtain outside counsel with expertise in constitutional law to assist with drafting options for possible municipal ordinances that may be both “content neutral,” or which apply to everyone rather than a specific individual or group, and which seek to define and regulate “obscenity” in Bartlesville. The motion also directs City staff to draft a resolution for possible council approval to request that the Oklahoma Legislature review adult entertainment in public places and provide direction, if applicable.

Following a lengthy discussion, Vice Mayor Jim Curd seconded Dorsey's motion, which drew “Yes” votes from Mayor Dale Copeland, Curd, Dorsey, and Ward 4 representative Billie Roane. Ward 2 representative Loren Roszel voted “No.”

Dorsey indicated he expects Kane will work with council members in developing a potential ordinance and that “at least 120 days” should be allotted to the effort before the matter is reviewed again by the council.

Water Supply at 69 Percent

The City's overall water supply levels remain at 69 percent, keeping the area in Stage 2 of the Drought Contingency Plan, Water Utilities Director Terry Lauritsen said in early January.

“We're still at 69 percent overall,” he said. “In late December, our average water use was 6.07 million gallons of water per day (mdg), but that was due to line breaks and service line breaks because of the cold weather around Christmas. The first week of January we were back down to below 4.5 mgd.”

Stage 2 of the plan calls for increased public awareness in water conservation.

“In our drought contingency plan, most of the water restrictions at the 60-70 percent level are geared around limiting outside watering, filling swimming pools and other non-essential water use,” Lauritsen said. “However, because it is wintertime and this is basically in effect already, we are focusing on public education and outreach to let people know where we are and ask that they conserve water the best they can.”



City Surplus Auction Set For January 28

Vehicles, mowers and other equipment are set to be sold at a public auction later this month.

The auction will at 10 a.m. on Jan. 28 at the City Operations Center, 1721 W. Fifth Street.

Some items that will be sold include:

- John Deere Gator
- Hustler FasTrack zero turn mower
- 2005 Honda CRV
- Outback Brush Cutter
- Chainsaws
- Several cars and trucks

To view a full list of the items that will be available, see the city's website at www.cityofbartlesville.org.