



Small Renovations That Make A Big Impact

Homeowners may think they have to tear down walls or build room extensions to transform their homes with renovation projects. But small projects can yield impressive results, and that's something homeowners working with limited budgets can keep in mind.

There's no shortage of small projects that can change the look and feel of a home. Many of these undertakings can be achieved with a modest investment.

--Front door replacement: A new front door instantly improves curb appeal and can make a home more secure and energy-efficient. Painting the existing front door is an even smaller project that still offers appeal.

--Lighting addition: Whether a homeowner enlarges a window or adds skylights, natural light can produce incredible results. Investing in new lighting can feel like expanding a space without pushing out walls.

--Kitchen and bath fixture upgrades: Faucets and door pulls are used every day. Swapping existing fixtures for something a little more modern can unify spaces and provide subtle changes that enhance these popular spaces.

--Wood floor restoration: Scuffing and scratches can adversely affect the pristine look of a natural wood floor. Homeowners can polish a floor to restore its shine. A professional service will sand down and refinish older floors at a fraction of the cost of a new floor installation.

--Exterior lighting: Lighting isn't just important inside. A welcoming glow in the yard is awe-inspiring. There are many energy-efficient lighting options, including ones that do not need to be hard-wired to the circuitry inside the home.

--Interior paint: Change the color of walls, doors, cabinets, or even furniture with paint. All homeowners need is a paint color that inspires them and a little bit of time.

--Replace outlet covers: Upgrade outlet covers with screwless options. Screwless plates for outlets and light switches can make walls look more sleek.

--Entry organizer installation: Banish clutter from the home by catching it at the door. An entry organizer with spaces for shoes, coats, backpacks, and shopping bags can be eye-catching and functional.

--Carpets cleaning: Soiled carpets can look drab and dingy. Homeowners can rent carpet-cleaning machines or hire services to revitalize carpets with a deep cleaning.

Small changes around a home can create a big impact without breaking the bank.

A Rundown On Roofing Projects

No two home renovation projects are the same. Some projects are highly detailed undertakings that take months if not years from start to finish, while others can be tackled by skilled do-it-yourselfers over the course of a single weekend. Though each project is different, categorizing renovations as needs or wants can help homeowners determine when the time is right to go forward.

Roof replacement projects typically fall into the 'need' category. A decaying roof can jeopardize the safety and security of a home and lead to additional issues, like water damage. It's unwise to delay roof replacement projects when signs of a decaying roof start to appear. Homeowners who are starting to see such indicators can look to this rundown of roof replacement projects as they begin the process of replacing their roof.

--Cost: Roof replacement costs vary considerably depending on a host of variables. Materials, location and the cost of labor, dimensions of the roof, and even choice of contractor all affect the cost of the project.

The home renovation experts at Angi indicate the average roof replacement project costs \$9,500. Asphalt is among the more affordable roofing materials, costing an average of \$1 to \$1.20 per square foot, according to Nerdwallet. Slate roofs will be more expensive, costing anywhere from \$10 to \$30 per square foot.

--Life Expectancy: Homeowners may blanch at the cost of a roof replacement project, particularly if they choose a more expensive material. However, it's important to keep life expectancy in mind when receiving roof estimates. Many homeowners never replace a roof twice, making this a potentially costly but ultimately one-time expense. Though slate roofs are expensive, homeowners may find it reassuring that estimates from various roofing resources indicate slate roofs come with a life expectancy ranging from 50 to 200 years. By contrast, Nerdwallet estimates an asphalt roof lasts around 10 to 20 years, while others suggest such roofs can last as long as 30 years.

--Materials: Choice of materials is arguably the



most significant decision homeowners will make when replacing a roof. The experts at This Old House report that materials typically account for 55 to 65 percent of the overall cost of a roof replacement project. Decisions regarding roof materials will be affected by budget, local climate (certain materials are better suited to particular climates than others), aesthetic appeal, and required maintenance. It's also important that homeowners consider the

material warranty of each roofing product. Some materials offer longer warranties than others, which can provide a measure of security to homeowners investing so much in the project.

A roof replacement project is not a renovation that can be delayed when signs the roof is fading start to appear. Homeowners are urged to consider a wide range of variables before committing to a project.

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Spring Pen Sale

hosted by EGTGRA

Join the East Texas Goat Raisers Association for the Spring Pen Sale on Saturday, March 28, 2026 at the Freestone County Fairgrounds in Fairfield.

Sale will take place from 10:00 a.m. to 5:00 p.m. All small stock are welcome.

NO DOMESTIC PETS Texas State livestock movement rules enforced. For details, go online to tahc.tx.gov

If you have spring chickens and ducks, or bottle babies to sell, text 361-816-2887 for details. Food vendors also welcome.

Sellers / Vendors \$20. 4x6 pens for rent, first come, first served, for \$15 each.

For more information, email Kim at etgra13@gmail.com or call/text 361-816-2887.

Cost-Effective Curb Appeal Boosters

One shouldn't judge a book by its cover. However, that often is hard to do, particularly when it comes to homes.

Curb appeal bears significant influence regarding how a property is perceived. A property that is neat and aesthetically appealing probably will be preferable to one that looks like the homeowners did not maintain it.

Boosting curb appeal is a common focus of sellers before listing a property. But what can those who don't have big budgets for major overhauls do to improve their curb appeal?

Plenty of projects can offer maximum output with minimal investment.

--Refresh the front door: Painting the front door can add brightness and improve the look of a home's entryway. Most exterior paint costs between \$30 and \$40 per gallon, so this is undeniably a budget-friendly improvement. If money allows, replacing the door altogether will generate bang for your buck.

--Improve or add landscaping elements: Landscaping should be designed to highlight the home's best features. It should look symmetrical and feel manicured. If it's not possible to plant new flowers or bushes, simply cleaning up debris and weeds, and trimming existing greenery can make it feel neater and more polished.

--Clean up: Power-washing the siding, cement walkways, and garage door can create instant impact. It's amazing how much dirt and mildew can reduce the luster of a home. Cleaning off years of grime can be a fast and inexpensive refresh.

--Reseal the driveway: Make sure the driveway is clean and tidy. If it has cracks or discoloration, filling in cracks and applying a new coat of sealer will make a big difference. Homeowners can hire someone



to reseal the driveway or do the work on their own.

--Add more lighting: Updating front porch lights and accent lights around the property will cast a more positive glow on a home, both literally and figuratively.

--Add a seating area: If space by the front door allows, add a bench or some chairs to create a welcoming seating area. A potted plant or two nearby will help the area seem intentional.

Improving curb appeal doesn't have to cost a lot of money. A few easy touches can boost the look of any property.

Citywide Easter Egg Hunt

April 4th

The 4th Annual Citywide Easter Egg Hunt will be on Saturday, April 4, 2026, at Fairfield City Park.

There will be food, games, music, and more for everyone to enjoy! This is a FREE event.

If you would like to donate eggs or candy for the event, you may drop them off at The Little Kitchen on South 75 in Fairfield.

If you would like to donate money for the event, send through CashApp to \$davidbrackens41.

For more information or to volunteer, please contact David Brackens at 903-519-3456.

ALL are welcome. Come join the fun!



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Things to Know

When Replacing Windows

Windows are durable, but they do not last forever. The experts at This Old House say the life span of home windows is between 15 and 50 years, with most reaching the upper limits of their life expectancy at around 20 years. Once they reach this age, the seals begin to weaken or fail, and windows become susceptible to drafts and water seepage.

Replacing windows can be a good investment. Such a project is one of the more effective ways to elevate a home's curb appeal and value. New windows are energy efficient and make homes more secure. They also tend to look better than old, fading windows. When pondering a window replacement project, it's important to consider these factors.

--Know the window types. Double hung windows are classic and have operable upper and lower sashes. Lowering the upper sash allows warm air near the ceiling to escape and cooler air can flow in through the bottom. Single hung windows only have an operable lower sash. Sliding windows have one or more panels that move horizontally, and picture windows are fixed models designed to offer wide, unobstructed views and lots of light.

--Repair or replace windows. Existing windows might just need to be repaired, saving homeowners thousands of dollars. It's best to consult with a professional to see if certain components can be repaired rather than replaced. Typically, rotten framing, wet or weeping windows or significant drafts require replacement.

--Identify the differences between replacement windows and construction windows. Traditional replacement windows are sometimes called pocket windows, says Consumer Reports. They fit inside an existing window frame. Construction windows require the removal of the entire old window, including the frame, sill and trim. The latter cost more to install.

--Familiarize yourself with window frame materials. Various window frame materials are available for purchase, and variables such as heat transfer, maintenance and durability differ with each product. Vinyl is a common material that's low-maintenance and affordable. Aluminum and aluminum clad windows can be economical options, and they are corrosion-resistant and require little maintenance. Wood also is popular for the interior



parts of a window and offers a traditional look. Wood is available on new construction windows. Fiberglass windows also are available in new construction windows. They won't crack, warp, rust, corrode, or peel, and the frames will not expand and contract as much as other materials.

--Keep costs in mind. According to Fixr, an online marketplace for local remodeling services, the average national price for a professional to replace a window is around \$800. For a one-story house, a window replacement project of multiple windows may cost around \$8,000.

When selecting replacement windows, look for The National Fenestration Rating Council label to get a snapshot of the window's energy performance to compare with others. The Energy Star logo indicates that the window meets Energy Star standards.

Hippity Hop, Easter's on its Way

The City of Fairfield and the Fairfield Chamber of Commerce & Visitors Center presents the annual Easter Eggstravaganza on Saturday, April 4, 2026.

From 10:00 a.m. to noon, on the Courthouse lawn, bring your family out for crafts, face painting, egg dying, live pony carousel, cotton candy, the ester bunny, and the egg hunt! There will also be a live bunny giveaway. Don't forget your Easter basket!

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Landscape Lighting

Landscape lighting has become increasingly popular in recent years.

Such lighting can extend living spaces, and many homeowners report that a well-lit landscape helps them feel more safe at home.

Though the final cost to light up a home's exterior will depend on the size of a property, landscape lighting is among the more budget-friendly home renovations homeowners can consider.

According to the renovation experts at Angi.com, the average cost of a landscape lighting project is \$4,000.

Considering how much landscape lighting transforms the look of a property at night, that's a lot of bang for homeowners' bucks.



Solar lights are popular, but homeowners may want to consider electrical wiring that ensures lights maintain their awe-inspiring glow throughout the night.

Electrical work requires additional labor, and thus a

higher price tag. However, Angi notes that modern LED bulbs consume just 25 percent of the energy used by incandescent alternatives, which can make them a more reliable option than self-installed solar lights.

What to Know About Garage Conversions

A need for more space compels many a homeowner to consider home renovations each year. While some homeowners decide to pull up stakes and move after realizing they need more room to maneuver at home, a real estate market marked by low inventory and high prices has made it more affordable for many property owners to stay put and convert existing spaces.

A garage conversion project is one way for homeowners to create more space in their current properties. Homeowners considering such renovations can benefit from a rundown of what a garage conversion entails and what to expect when the project is completed.

--A new floor will likely be part of the project. Whether you're converting the garage into a living space or simply hoping to make it look nicer as a workshop or artist's studio, the existing floor will likely need to be replaced. Many garages feature concrete flooring, which cracks easily (homeowners considering a garage renovation may already see cracks in an existing floor). When converting a garage, renovation experts will undoubtedly advise replacing the existing floor, and some will recommend polyaspartic floor installation. Various garage conversion experts note that polyaspartic flooring is ideal for garage spaces because it's durable, resistant to damage that can be caused by chemicals and offers much more aesthetic appeal than a concrete floor.

--The room will need ventilation and heating and cooling. A garage used for traditional purposes (i.e., parking cars, storing lawn and garden tools, etc.) likely will not be connected to a home's existing HVAC system and may not feature a window



that can be opened or closed to allow for fresh air to enter the space. The space will need ventilation and heating and cooling capabilities if it's being converted.

--Location and climate bear consideration. Before going forward with a garage conversion, homeowners should consider where they live and the local climate. Homeowners living in urban areas where parking is at a premium may be doing themselves (and future owners) a disservice by converting a space where they can presently park a vehicle into something else. In addition, people living in locales where outdoor activities like surfing, kayaking and cycling are popular will have to determine where items necessary for such activities will be stored if they decide to convert their garages into living spaces. Of course, garage renovation teams can incorporate storage into a design, so homeowners should not hesitate to discuss their lifestyle with contractors to ensure the room accommodates their hobbies after the conversion is complete.

--Zoning laws may or may not affect the project. Laws vary depending on where homeowners live, so it's impossible to say with certainty if homeowners will

or won't run into zoning issues during a project. However, the design of the finished product may offer hints as to any permit-related hurdles homeowners may need to clear. For example, if the garage doors are staying and the space behind those doors is merely being converted with a new floor and other amenities that won't change the look or function of the space, then homeowners may not encounter any permit issues. A need for permits and some restrictions may emerge if garage doors are being replaced by a new wall so the exterior space seamlessly blends in with the rest of the home. Investigate any potential restrictions prior to going forward.

Garage conversions can be a great way to add functional space to a property without building on to an existing home.

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Great Texas Birding Classic & Wildlife Trails Celebrate 30th Anniversary

Texas Parks and Wildlife Department (TPWD) is encouraging all birders and outdoor enthusiasts from across Texas and beyond to join the 30th annual Great Texas Birding Classic, a beloved birdwatching event that celebrates birds, conservation and community.

"Since the Classic started a lot has changed," says Shelly Plante, nature tourism manager for TPWD. "The competition has expanded statewide to record participation and is no longer just for experts since the new categories appeal to budding naturalists and avid birders alike."

Registration remains open until April 1 for those wishing to join more than 1,000 birders who will flock to the coast, forests, prairies and mountains of Texas to participate in the nation's biggest, longest and wildest bird watching tournament. Whether you're a seasoned competitor or brand new to birding, there's a place for you in the Birding Classic.

The 30th annual Great Texas Birding Classic runs from April 15-May 15 with teams selecting their specific tournament day. This statewide tournament invites participants to document the different species of birds flying through Texas during the spring migration with proceeds from the event supporting conservation projects throughout the state.

The Birding Classic follows the regions identified by the Great Texas Wildlife Trails, which are also celebrating their 30th Anniversary. TPWD encourages all outdoor enthusiasts as well as Birding Classic participants to check out the interactive regional maps for some of the best wildlife viewing sites in the state. Texas was the first state to create a wildlife trail to make it easier to find great birding and wildlife viewing sites, and now more than 40 other states have trails based on this model.

Competitors can choose from a variety of categories to test their birding skills, participating for as little as half a day to a full week. Participants can form teams and compete in categories such as the Big Sit!, in which birders must remain within a 50-foot-diameter circle to count their birds. Other categories include a sunrise-to-noon competition, youth-only tournaments, a human-powered contest and a tournament category held entirely within

Texas State Parks.

"The Birding Classic is a wonderful opportunity for birders and all nature lovers to gather with family and friends," says Plante. "This is a fun event that anyone, regardless of their age or ability, can enjoy."

Last year, more than 1,300 people competed in the Birding Classic, sighting 425 out of 677 documented avian species in Texas. The 2025 event attracted a record-breaking 226 teams that competed from Far West Texas and the Panhandle Plains to the Upper Texas Coast in Southeast Texas and the Lower Texas Coast in the Rio Grande Valley. The Birding Classic sported family teams, teams of work colleagues, birding buddies having their spring birding getaway and more.

Registration fees and team sponsorships raise money for birding and habitat conservation, restoration and enhancement grants throughout the state. The funding helps preserve critical bird habitat and supports nature tourism. Last year, the tournament raised \$60,000 for conservation grants. Since its inception in 1997, the Great Texas Birding Classic has awarded \$1,275,000 in conservation grants.

"It was amazing to see the experienced birders on the team helping novices, by sharing their knowledge, letting them use their equipment and teaching them how to identify certain species," said Kat Christensen, team member of The Woodlands Township, sponsored by Visit The Woodlands (an Upper Texas Coast Big Sit team). "I am excited to see how this event will shape the birding community in The Woodlands for years to come."

"On top of all the birds we saw, there was also a mama and baby javelina, desert cottontails and aoudad," said Cassie Cox, member of team Girl Moss who birded Hueco Tanks State Park and Historic Site as part of the State Park Tournament. "We all enjoyed getting out of the office and away from our to-do lists."

To register online and learn more about the tournament, visit www.BirdingClassic.org. This event is made possible by sponsorship and registration fees, donations from event sponsors Toyota and Texas Ornithological Society and awards ceremony sponsor Audubon Texas.

Outdoor Living Tips

Outdoor living has become a coveted feature for many homeowners and those looking to buy. In 2026, landscape architecture has shifted from something that is purely ornamental to features that are functional and resilient.

The American Society of Landscape Architects says a professionally designed landscape can increase a home's value by anywhere from 15 to 20 percent. Some projects can yield a return on investment of even more - even recuperating the entire cost.

Where is a homeowner to start when it comes to maximizing the potential of a landscape? These projects and components can be a good place to start.

--**Natural stone patios:** A high-quality patio can offer a great ROI. These patios may use the same stone levels and lines as the interior of the home.

--**Outdoor kitchens:** HGTV says an outdoor kitchen ROI can range from 55 percent to 200 percent, depending on the location and comparable

homes in the area. High-value versions include built-in grills, weather-resistant cabinetry, and stone prep areas.

--**Climate-controlled pergolas:** Pergolas on their own can add interest and function to outdoor spaces. Those that feature motorized louvers that adjust for sun and rain have become a luxury essential for many homeowners. They help extend the usability of outdoor spaces during various seasons.

--**Smart lighting systems:** Integrated systems with LED lights controlled by apps are now major selling points for homes. These systems improve security

and curb appeal at night. According to Urban Oasis Contracting, outdoor lighting doesn't just show a space but also transforms it. Adding carefully placed lights can redefine the property in distinct ways.

--**Softscaping improvements:** Mature trees can add character to a property and also reduce cooling costs via natural shade. Landscapes that require low irrigation are outperforming traditional lawns, according to Organic Valley.

Homeowners looking to get great returns on outdoor living investments can consider prized improvements that transform exterior living spaces.

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