

# Providing help after manners have gotten tabled

**Question:** My husband has terrible table manners at home. He used better manners before we married but now that we're no longer dating, he's fallen into what I think is a lifelong pattern learned from his parents. Even worse, my children are eating the same way he does. Now all three of them are telling me I'm a "snob," and that they only have to use good table manners when they're at other people's houses. What can I do?

**Answer:** The fact that your husband's undermining you with the children is a symptom that your marriage has aspects that are finger-licking bad and have nothing to do with the table. By calling you a "snob" your husband appears to be confusing snootiness with consideration for others (which is truly what manners are about, since grossing people out at the table is downright

rude and disgusting regardless of your social status). Your husband's probably associating proper table manners with people around whom he feels socially inferior. If your husband refuses to improve his table manners, ask him privately to at least stop undermining you with the children and to allow you to teach the children the basics. If he refuses, seek counseling, either jointly or – if he won't participate – by yourself. I suspect that table manners are a symptom of much deeper issues that will continue to plague other areas of your marriage. In the meantime, continue to gently encourage good manners through your words and your actions so that someday, if your children develop a different perspective, they'll have a head start in cleaning up their act.

Gwen Carden has a master's degree in mental health counseling. For advice on resolving a problem, e-mail [happyhome@cardencreative.com](mailto:happyhome@cardencreative.com).



**Gwen Carden**  
Happy Home

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## Palm Beach commercial market expected to continue growth

During the 2022 REALTORS® Legislative Meetings' Commercial Economic Issues and Trends Forum, NAR Chief Economist Lawrence Yun said he expects the commercial market to perform well despite the headwinds with rising interest rates, especially in the short term.

The industrial sector is booming, retail is turning positive, the hotel industry is recovering, apartments are doing very well and rents are rising in all commercial sectors, Yun said.

The is particularly true in Palm Beach County, which has attracted many new-to-market companies in the last two years. Fintech companies have moved or opened new headquarters in Palm Beach County and throughout South Florida. Many companies are pursuing South Florida's quality of life, low taxes and pro-business government.

The Palm Beach metro area was ranked among the top 15 commercial real estate markets in the U.S., according to the National Association of REALTORS 2021 Q4 Commercial Real Estate Metro Market Reports.

The ranking is further proof of the

strong demand Palm Beach commercial is enjoying with many domestic and global companies relocating to Palm Beach.

Palm Beach's economic and demographic conditions such as employment and wage growth and commercial indicators such as net absorption, vacancy rates, rent, inventory and transaction price, are producing better than the national average.

Palm Beach is home to strong job growth, has net domestic in-migration, low vacancy rates and greater absorption of commercial property.

Nine of the top-15 commercial hot spots are in Florida, including Miami.

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# The secrets to bringing stamped concrete back to life



**Tim Carter**  
Ask the Builder

The sun's ultraviolet (UV) rays are constantly at work ruining things – and one item might be your expensive stamped-concrete patio, driveway or sidewalk.

You may wonder what is the exact mechanism that caused your stamped concrete, which you were probably told would look good for decades, to fade and look dull after as little as three to five years. A few years ago, I discovered a small percentage of the sun's UV rays contain active photons.

These photons are like miniature cruise missiles. When they strike fabrics, wood stains, paint, wood, certain soft metals and so forth, they can blast apart molecules and even break atomic bonds. This is why the zinc coating on metal roofs disappears and why roof surfaces are free of algae and mold below copper and lead flashings. The atoms broken off by the UV rays wash down the roof with each rainfall and create a poisoned field where algae and mold can't survive.

Knowing this, I believe you can now see why the photons from the UV rays simply destroy the solid pigments used by the stamped-concrete installers. But the problem is two-fold. The pigments are really not much different than a ganache icing on a cake.



If you want your paving to hold a beautiful color for the truly long haul, you need to use traditional paving brick or natural stone.

The color in your stamped concrete comes from pigments that have the consistency of cake flour for the most part. The concrete finisher broadcasts these dry pigments on top of the wet concrete and uses a wide float to get them to mix with the Portland cement paste that is coating the particles of sand and gravel in a thin top layer of the concrete.

This cement paste covering is extremely thin. While the cement paste can be sticky and bond well to the sand and gravel, it can be worn off with normal foot traffic and regular rainfall. And, nothing ruins the appearance of stamped concrete faster than pressure washing its surface.

When you remove this ultrathin coating of colored cement paste from the sand and gravel in the concrete, you begin to see the actual color of those components. What's more, if you look closely at these stones you'll discover they're often quite smooth. Think

how poorly a normal liquid stain adheres to a piece of glass – not well.

There are two methods that work to add color to concrete or previously stained stamped concrete. You can use reactive or nonreactive stains. The reactive acid stains contain metallic salts that can chemically react with the Portland cement paste and add color. The nonreactive stains are normally just films that try to adhere to the concrete, sand and gravel.

You simply need to manage your expectations when using either of these products, keeping in mind what the photons are going to do. They, as well as high-pressure, concentrated streams of water, will eventually cause the restoration stains to fade and not look so good.

If you want your paving to hold a beautiful color for the truly long haul, you need to use traditional paving brick or natural stone. The color of the clay is solid throughout each brick. If you buy bricks that have a severe-weathering rating, they can withstand decades of Mother Nature's abuse.

As for stone, the color range might not be as wide as with paving brick, but it stands up to the elements like nothing else. Granite is a great example. Think of how the color of granite never changes over time. You know this to be true if you visit cemeteries on a regular basis and note the granite headstones.

Granite cobblestones may be available to you in a wide variety of different muted colors. White or light-gray granite is usually the cobblestone I see in stock at most stone supply businesses.