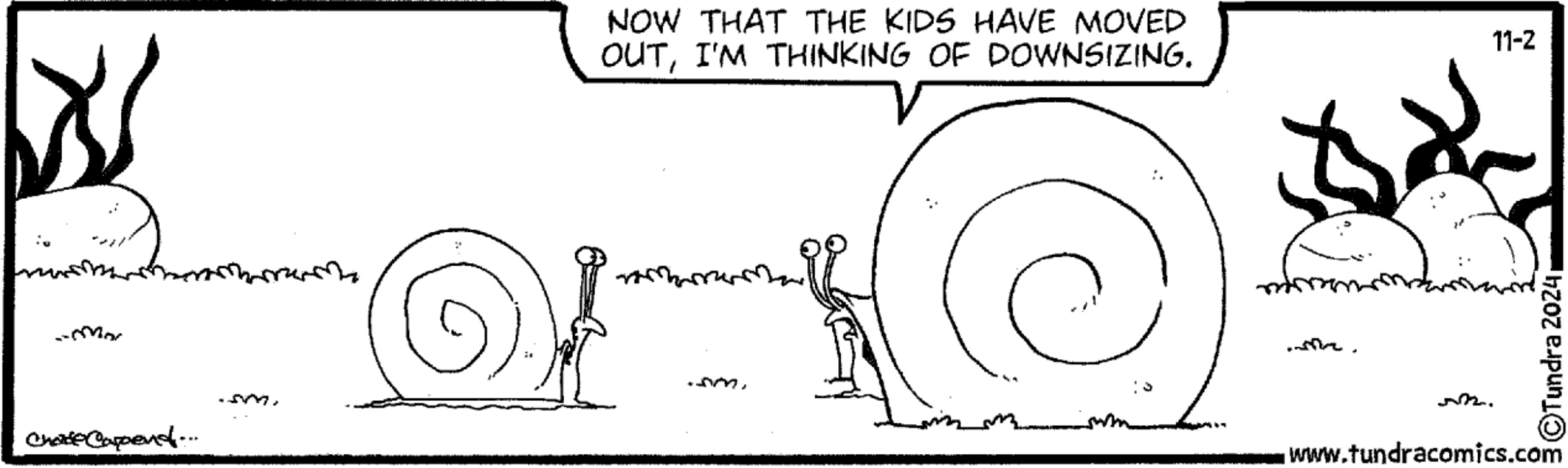


NOW THAT THE KIDS HAVE MOVED OUT, I'M THINKING OF DOWNSIZING.



Chad Capen...