

Heron

East Lake Woodlands



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OUR LITTLE CORNER

by Jeff Hunt, Chairman of Communications Committee

I've been called several, let's just say, "amusing" things over my time as "editor" of the Heron and Chairman of the East Lake Woodlands Communications Committee.

Not that I receive huge amounts of fan mail, but my experience in this role has shown me that when residents of ELW

are motivated to "reach out" to me, some prefer to do so in what could be summed up as a "negative, name-calling, bullying, (job) threatening" kind of way. That method is contrasted with a smaller group of residents who prefer a "gracious, good-natured, contrasting, helpful" way of communicating their differences of opinion. My own personal calculations would give an advantage to the first group I described by approximately a 3 to 1 ratio.

Over the years I've "penned" articles over a wide range of topics and while I'm sure that only about three of almost one hundred are Pulitzer prize worthy, I must admit that the "feedback" I received from one ELW resident several years ago has stuck with me longer than any other. So in a "gracious, good-natured, contrasting, helpful" way, please join with me this year in celebrating Earth Day on April 22nd. Or if you prefer, join the aforementioned resident who characterized my mention of Earth Day as "left-leaning, liberal, tree hugging \$#*&%@!".

So while I don't expect hundreds of ELW residents to suddenly sign up for membership in the Sierra Club or take a few weeks off and volunteer for Greenpeace, it would be really nice if I had some residents "reach out" to me with some "feedback" about things they did for Earth Day this year. It would be even nicer if those residents included some pictures that I could put in the Heron. Heck, I'd be happy if you just sent me a picture of yourself hugging a tree.

You cannot get through a single day without having an impact on the world around you. What you do makes a difference, and you have to decide what kind of difference you want to make. —Jane Goodall



EARTH DAY HISTORY

Earth Day seeks to highlight and promote efforts dedicated to the protection of the environment. As we enter the 21st century, we face many environmental crises, including global warming, deforestation, endangered wildlife, shortages of potable water and widespread pollution, all which negatively affect our planet's resources and can have adverse effects on our long-term lifestyle and health.

In 1970, a US Senator named Gaylord Nelson was inspired to bring about mass public awareness of environment problems. He heavily promoted the day across the nation in an effort to gather the largest amount of public support possible and ultimately, in the hopes of elevating environmental protection onto the national political agenda. This day in 1970 marked the creation of United States Environmental Protection Agency and the passage of the Clean Air, Clean Water and Endangered Species Acts. Today, Earth Day is celebrated by billions of people around the world and is observed in over 190 countries. Worldwide, Earth Day celebrations utilize educational programs to inform people of ways that can help protect the environment and its natural resources. It is observed annually on April 22nd and is celebrated as International Earth Day.

IS IT AN EMERGENCY?

by Judy Gauron, Controlled Access Committee



Do you keep your phone and car remote by your bedside within easy reach? If the answer is no, please reconsider. Having both devices accessible in an emergency could save your life. Does a neighbor have a key to your home?

If we experience a medical emergency and need help, we all know to dial 911. But what would you do without a phone? PRESS THE EMERGENCY BUTTON ON YOUR CAR REMOTE. The alarm will sound for a while and turn off but keep pressing to activate. Do it as long as you are able to do so. Even if your car is inside the garage, someone will hear and hopefully respond. I say hopefully because we have all gotten accustomed to ignoring car alarms as well as house alarms.

Your first action should be to walk to the entrance of the home, determine if you hear calls for help from inside the home. If you do, call 911 immediately. The 911 operator will dispatch medical emergency responders.

She'll ask you fact finding questions and based on the information she receives from you, Fire Rescue personnel will have a general idea of what to expect; the Sheriff may be dispatched as well.

If you are able to enter the home, stay calm and assure the victim that help is on the way and you will stay until help arrives. Do not move the victim. If you are trained and qualified to administer first aid please do so.

If you find yourself in a situation that leads you to believe that a crime has occurred, immediately retreat and call 911. The operator will dispatch Fire Rescue and alert the Sheriff. Do not put yourself in harm's way by entering the home; the intruder could still be in the home. You would also contaminate the crime scene and thereby hamper a criminal investigation.

Perhaps everything I've said is common sense but what is really essential is that you need to act, call for help, and remain calm. Follow your instincts, listen to your gut and render help. You may save a life.

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**EAST LAKE COMMUNITY LIBRARY
SPECIAL EVENTS FOR APRIL 2017!****Hamburger Mary's ELCL Fun-Raiser**

Sunday, April 2, 4:30-7:00pm

Join us for a hilariously fun evening of Charity Bingo at Hamburger Mary's Bar & Grille in Clearwater. Bring your friends for dinner & then play bingo afterwards. Costs are \$10 for 10 games (cash only) & a minimum \$10 food/beverage tab. All bingo proceeds benefit our library. Reservations are required for this popular night! When you call Mary's at (727) 400-6996 to RSVP, please mention the East Lake Library event.

Paws for Reading: Read to a Dog!

Tuesdays, April 4, 18, 3:00-4:30pm

Readers in Grades 1, 2 & 3 who may need a bit of extra help will enjoy practicing with Izzie, our furry friend & an office Tail Waggin' Tutor from Therapy Dogs International. Readers can sign up for a 15-minute reading session. We will have a selection of books for your reader to choose from or you can bring the book you are currently reading. Parents are required to complete a permission slip prior to reading time. After registration Miss Sherri will contact you will your reading time.

Butterfly Kisses: Gentle Yoga with Dawn (for Adults)

Thursdays, April 6, 13, 20, 27, 12:00-1:00pm

Hatha Yoga classes for only \$5 per session (payable at the beginning of each class to the instructor), offered by certified instructor, Dawn LaCross. Breathing techniques combined with various postures & meditation will help purify, strengthen, & transform your life. Increase your vitality & reduce your stress! No registration required but space is limited. Min age: 16 years old.

AARP Smart Driver Course

Saturday, April 22, 2017

9:30am-4:15pm

AARP's Smart Driver Course is a 6-hour workshop that will provide drivers 55 & over with defensive driving techniques & proven safety strategies. Register online, by phone or in person with payment made the day of the course - \$15 for AARP members & \$20 for non-members.

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OUTSIDE THE GATES

by Richard Corrigan, Director ELWCA

Governments spend your tax money, that is what they do. It is up to the citizen taxpayers to keep an eye on those expenditures to ensure that they are spent wisely and if not, or if the planning is not in the public interest, to voice their concern. We are entering the budgeting and planning season for Pinellas County and a lot of options are on the planning table. I have been out of town so I have not observed the repaving of East Lake Road (which I hope will be done by the time I get back), but that was a fortuitous happenstance of scheduling availability of the public works department and some found money. The original plan was to pave from Curlew Road up to Ridgemoor but half a loaf is better than none and we will keep an eye on the budget to make sure the lower portion gets done. Paving further north is another objective for the upcoming year.

While roads consume a major portion of the budget, as we reported last month, the BP monies have been allocated and we should see results in the coming months. Next in line is Penny for Pinellas. Beginning now the County Commissioners are soliciting responses from the community for ideas on how those monies should be allocated assuming the measure to extend the 1 percent additional sales tax in this November's referendum is passed. The first of three town hall meetings was held on Wednesday March 15th and two more are scheduled for later this spring. In addition, CNCN is holding a commissioner's forum on the Penny for Pinellas issue, currently scheduled for April 17 at the East Lake Country Club. While transportation will be a big issue for sure, now is a good time to put your thinking cap on and ruminate on what improvements you might suggest for the northern part of Pinellas County and get those communicated to the County Commissioners at one of the upcoming meetings or by letting your CNCN representative know.

One area we will be emphasizing is the funding for the environmental resources of the county, especially for inspection and certification of lakes and ponds that contribute to drainage systems. There will be more on this issue in upcoming columns. However, to see what the county is currently doing and to get a sense of the resources available to North County residents, plan to come to the Lakes and Ponds Education Event and Arbor Day to be held at Brooker Creek Preserve on April 29th at 9:00AM until 12:30PM. Sponsored by the Pinellas County Environmental Management Dept., this event provides plenty of tips to the homeowner, to HOAs and to community leaders on how to manage your aquatic environment. AND you can get free plants! Give some thought to attending this upcoming seminar and it may give you some ideas as to how we can contribute to enhancing our environment. Plus, you get the added benefit of visiting beautiful Brooker Creek Preserve which is the major conservation area for the North County and an important ecological resource for us all.

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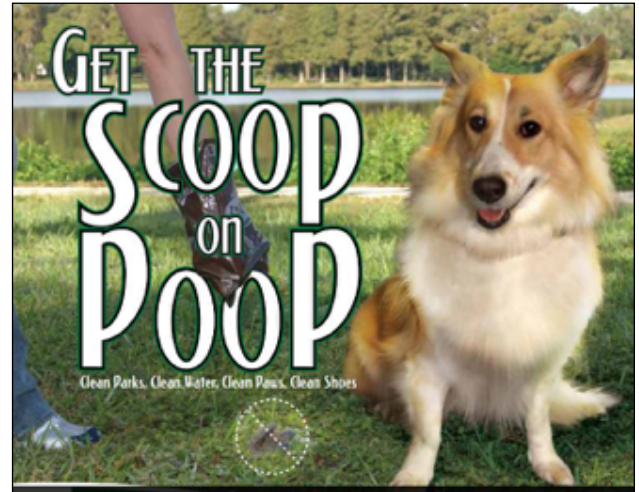
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MIND THE DOO?

by Bruce Berger, Cross Creek Resident



Picture - courtesy of Pinellas County Animal Services. http://www.pinellascounty.org/animalservices/pdf/scoop_poop.pdf

In the last few years the ELWCA pursued a long-term goal to provide a more extensive system of pedestrian pathways (boardwalks, sidewalks and safe zones on the roadways). It's a project that has vastly improved the quality of life of the residents. The last major segment was the extension of sidewalks on Woodlands Boulevard.

The sidewalks have been hugely successful with walkers, runners, skaters, and especially dog walkers (including myself – walking 2 and sometimes 3 dogs).

One consequence of the new sidewalks is an expanding canine "wasteland". Previously, the broad grass aprons along Woodlands Boulevard were areas where liberties were taken in "scooping the poop". Now, it's not uncommon to see "posterior aftermaths" in the immediate proximity of the sidewalk.

This directly relates to the restoration of the stormwater master drainage system in our community.

As stormwater flows over our lawns, driveways and parking lots, it picks up fertilizers, oil, chemicals, grass clippings, litter, pet waste, and anything else in its path.

Water and other debris that enter storm drains, ditches, culverts, etc. do not go to a treatment facility.

The Tampa Bay Estuary Program (TBEP) web site, outlines why it's important to pick up after your dog.

- Ninety-five percent of a disease-causing bacteria called fecal coliform found in urban watersheds comes from animals. Dogs are a key source of this pollution because so many of us have canine companions.
- Dog feces left on the ground will wash into the nearest pond, lake, stream or bay when it rains. Just one ounce of dog feces contains 23 million microorganisms of bacteria - nearly twice that of human waste.
- Dog waste also adds nutrients to our waterways, and most of Tampa Bay - and the rivers and streams that flow into it already have too much nitrogen.

It's not as simple as out of sight, out of mind. Storm drains in our region carry dog doo and other pollutants directly to the nearest waterway, NOT a sewage treatment plant. (CC has had people throw bags in our pond - likely people traversing through).

A potential cruel irony of improving the drainage within ELWCA could be increasing the bacteria burden of receiving (outfall) waters. Unfortunately – the solution to many types of pollution is NOT dilution.

Anyone still want to eat any fish caught in one our stormwater ponds?

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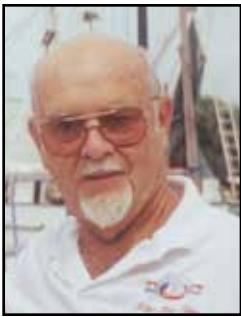
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HISTORICAL BITS AND PIECES

By Paul J.H. Leaser



**BACK TO COLLECTING:
ADVERTISING**

Ephemera: "American Pickers" on television has "rejuvenated" advertising as a collectible. They claim that they are "discovering history one piece at a time."

Advertising is a rich source of ephemeric collecting. Scenes of yesteryear, from old circus ads, minstrel shows, and rodeos, all have their enthusiasts. What will future collectibles be? TV guides, automobile literature, the changing paraphernalia of today's everyday life.

Advertising has always been with us, sometimes as "gimmicks", sometimes as words that haunt us. That free calendar from the local pharmacist is as important as the Gucci label purse.



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- 95 Deerpath Drive in East Lake Woodlands
- 1703 Captiva Drive in East Lake Woodlands
- 4150 Rotherham Court in Ridgemoor
- 3672 Windber Blvd in Ridgemoor
- 3271 Glenridge Drive in Ridgemoor
- 3924 Belmoor Drive in Ridgemoor
- 4620 Aylesford Drive in Lansbrook
- 1528 Lago Vista in Boot Ranch
- 4690 Ayrton Terrace in Lansbrook
- 5253 Mira Vista in Lansbrook
- 4301 Auston Way in Lansbrook
- 4068 Carlyle Lakes Blvd in Lansbrook
- 4301 Fallbrook Blvd in Lansbrook
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- 1946 Fishermans Bend in Brookers Landing
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CONFUSED ABOUT WHICH WINDOW TREATMENT IS RIGHT FOR YOU?

By Sally Giar

I hear this question often. And, because windows vary so much in style, construction and function, they always end up playing an extremely important role in every decorating plan.

Here are some things you need to think about before planning your next custom window treatment design:

1. Natural, energy-efficient shades

The push toward a more energy-efficient world doesn't exclude interior design, which is why one of the biggest emerging window treatment trends this year are shades that contribute to an eco-friendly home. For example, plantation shutters, honeycomb shades and motorized blinds are growing in popularity. They're particularly efficient at managing natural light, allowing more in during the day for enhanced energy efficiency.

2. Function

How is the window being used? Do you need to block outdoor light? Is privacy your priority? Or, do you have a beautiful view that needs capturing?

3. Focal points

Are your windows a natural dramatic architectural feature of your room? If so, you have a built-in focal point, and should plan your treatments accordingly. If not, then consider working with a professional decorator to make your window treatments true show stoppers!

4. Style

What's yours? Casual? Formal? Traditional? Contemporary? Window treatment designs vary greatly by design style, so think about the ultimate style and feeling you'd like to incorporate into their design.

5. Challenges

Are your windows too small? Too large? A carefully designed window treatment can actually be a clever cover-up to any window challenge.

Because there are so many fabulous window treatment design options available today, it's wise to start doing your homework early. And remember, by working with a professional decorator, your window treatments are guaranteed to be the perfect design and function solution!



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BIRD OF THE MONTH ROCKHOPPER PENGUIN

By Jake Jacoby



Rockhopper Penguins are one of the smallest species of penguin in the world. After reaching full growth, they are about 20-inches in height and weigh between 5 and 8 pounds. Males and females cannot be distinguished just by looks,

so when necessary, a DNA test is conducted by taking a feather from the bird to determine its sex. Like many other penguins, Rockhoppers have a white belly and the rest of their body is black. Some characteristics that differentiate them from the other penguins are their red eyes, orange beak, pink webbed feet, and the yellow and black spiky feathers they have on their head. Due to the harsh rocky environment they nest in, they cannot slide on their bellies like most penguins, so they hop to get from one place to another.



Rockhopper Penguin portrait



Rockhoppers returning from breakfast

any other suitable material. Their preferred nesting sites are steep, rocky gullies, above approaches into deep water. Rockhoppers also regularly bathe and drink fresh water, and most breeding sites are close to natural springs or freshwater puddles.

Rockhoppers are carnivorous birds, and they survive on marine animals. Primarily, their diet consists of krill and small crustaceans, which may include crabs, lobsters, crayfish, and shrimp. In the Falkland Islands, their primary food is squid and small fish.

Rockhopper breeding colonies may be very large, with up to a hundred thousand nests at a single breeding site. Colonies are often shared with nesting Albatross and Cormorants. Rockhoppers not only return to the same breeding site each year, but they also use the same nest, which they refurbish with stones, sticks, vegetation or



Rockhoppers reproduce sexually with one male and one female. Southern Rockhopper Penguins that I photographed in the Falklands and which are shown here in the article, lay two eggs (a few days apart) in November in hopes that at least one will survive, and the second egg is usually larger than the first. Eggs hatch about 30-days later and the female will feed the chicks. Chicks completely lack the yellow markings of the adult birds, and even the bills are black. As chicks molt into adult

plumage, the colony is joined by pre-breeding birds arriving to molt. These birds are distinguished from newly fledged chicks by a faint yellow stripe above the eye, and a reddish brown bill. The crest is not developed until birds mature. Rockhoppers do not breed until at least 4-years of age, and have been known to live for up to 25-years in captivity.

Despite being among the smallest of penguins, Rockhoppers are probably the most aggressive. They show little fear of people, or of birds and animals larger than themselves.



Anything that comes within range of an incubating bird will be pecked, including another Rockhopper, or the long wings of a neighboring Albatross.

The Falkland Islands used to be the world's largest Rockhopper Penguin breeding site, with an estimated 2,500,000 breeding pairs in 1984. This has since declined to around 300,000 pairs as a result of commercial fishing around the islands.

Please see my favorite photographs at www.flickr.com/jake_jacoby

Jake



Comedy Central at the colony

We support the Rotary Club of East Lake Sunrise's "Cruisin' The Park" April 29th at John Chesnut Sr. Park, Palm Harbor. Come visit us at our tent between 10:00am and 3:00pm.



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The East Lake Woodlands Drive for a Cure Golf Tournament had one of its most successful events ever, as community and neighboring golfers turned out to play in the event. We worked very hard to raise funds in support of the Morton Plant Mease Mammography Program and the Florida Suncoast Affiliate of Susan G. Komen. Both organizations will use the funds donated here in the Tampa Bay area. Over the years, the East Lake Woodlands Drive for a Cure has raised nearly \$250,000 to assist in the detection, treatment and research for breast cancer.



The East Lake Woodlands "Drive for a Cure" took place on February 24, 2017 at the East Lake Woodlands Country Club, and it was a beautiful, sunny day. When play finished up the participants met inside for the delicious banquet, and to look over the wonderful array of items in the Chinese, silent and live auctions. All were a big success.



After recognition of our breast cancer survivors, we enjoyed a lovely dinner. Then

we got down to the real business...awards to the winning teams.. The winners in the mixed flight are Tom Barron, Roanne Barron, Jim Smith, and Dave Beattie. The winners in the women's flight are Barb Wellard, Marg Barnes, Joanne Domson, and Karen Cramm, and the winners in



the men's flight are Don Damico, DJ Damico, Trae O'Hara, and Chris Gouyo.

This success couldn't have been accomplished without the help of the entire community, from the publications which ran our articles to the staff in the cart barn and everyone in between. For all of the golfers who participated; for those who donated auction items; those who were cash sponsors; those who donated food, drinks and water; and to East Lake Woodlands Country Club for its generous help and support...we couldn't have done it without you!

A very special thank you to our presenting sponsors, Lokey Motor Company, Fidelity Investments, ZJF Brands (The Black Pearl and The Living Room Restaurants) and Gasco Products. Drive for a Cure is so appreciative of your contributions.

THANK YOU!

The East Lake Woodlands "Drive for a Cure" 2018 is already in the works. We'll see you here on Friday, February 23, 2018 for an 11:30 AM Shotgun. Be sure to get your registration in early for next year's event and continue to check our website for pictures and updates at:

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The condo resale market is very strong in many Florida cities. Condo owners across the world are looking to take advantage of strong sellers markets.

Selling a condo is considerably different than selling a single family residence. Just like there are important tips for buying a condo, there are some very important tips for selling a condo.

In general, you'll face competition when selling a condo. It's important that if you're selling a condo in a competitive market, you know what it takes to make your property stand out.

Below are the 8 best tips for selling a condo:

1. Learn About The Process Of Selling A Condo

One of the easiest ways to educate yourself on the process is to discover helpful resources and have a good agent with condo knowledge.

2. Know Condo Association Rules, Regulations, Fees, & Assessments

One of the major differences between selling a condo and selling a single family home are the homeowners association (HOA) rules, regulations, fees, and potential assessments. When selling a single family home, it's unlikely that an HOA is involved which typically makes the process easier because fewer parties are involved.

Condo owners are obviously aware of the PROs and CONs of homeowner associations, but that doesn't necessarily mean potential buyers will be.

A common real estate contract contingency that's made by condo buyers is a review of the HOA rules and regulations. This contingency states that the purchase contract is contingent upon the buyers and their attorney's review of any HOA rules and regulations.

Before listing your condo for sale, gathering any HOA documents will save a lot of time in the future.

3. Hire A Realtor® Who Knows How To Sell A Condo

4. Decide On The RIGHT Listing Price Of Your Condo

The two most important factors in the sale of a condominium are price and marketing. By hiring the right Realtor® you'll have one of the two factors covered. The next tip for selling a condo is to decide on the RIGHT listing price of your condo.

There are many mistakes made when pricing real estate that you must be aware of when selling a condo. For example, pricing your condo

higher to leave room for buyer negotiations can be a big time mistake.

Hiring the Realtor® will also help you decide on the right listing price for your condo. An experienced and successful agent will know how to determine the market value of a property and provide their recommendation for a listing price. The same agent will also not be afraid to turn down a listing if they feel a seller is being unrealistic with the price they want to list their condo for.

5. Get Your Condo Ready For The Market

The first couple weeks that a condo is for sale should be the busiest for showings. There is only one opportunity to make a great first impression on prospective buyers, so it's vital your condo is ready for the market.

Correctly preparing a condo for the market does require some time, effort, and potentially some money. Are you going to have a pre-listing inspection? Are you going to stage your condo?

These are just a couple important questions to consider as you're getting your condo ready for the market. If you decide to stage your condo, make sure you evaluate if it'll be worth it. There are some great

Continued on page 14



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PINE TREES DYING IN EAST LAKE WOODLANDS

by Pam Brown, ELW Resident

In the last several months a number of Slash Pines have died here in the Woodlands requiring the removal of a number of these dead pines from our common areas. The area most affected is along East Lake Woodlands Boulevard near Cross Creek and Cross Point. There are also some dead pines on golf course property. I am fairly certain that these pines were infested with Ips Engraving Beetles, commonly called pine bark beetles.

Ips beetles do not kill the pine trees. They infest trees that are stressed and declining from some environmental reason. The wetter than normal winter and summer of 2016 along with the extended drought of late summer and winter is a most likely culprit.



Slash pines appear to be very hardy trees. We see them growing with abandon in the pine flatwoods of our preserves and parks. But Tom Williams with the Florida Division of Forestry says that “weather or man caused events can trigger their demise. Irrigation, fertilization, pesticides, and lawns all tend to adversely affect the mycorrhizal fungi that are associated with the roots and needed by the pine to assimilate the nutrients they require.”

The symptoms of a bark beetle infestation can look like a nutrient deficiency. The needles will turn yellow, then red to brown. You could see small reddish to orange colored masses of resin oozing from small holes in the outer bark (see picture) usually around the lower ten feet of trunk. There might also be boring dust in bark crevices or underneath the tree. You probably will not see the adult beetles, but they are small (3/16 inch long) and dark brown to black with tiny spine projections at the end of the front wing covers. The adult female beetle lays her eggs inside the bark and the larvae bore through under the bark carrying a fungus that blocks the tubes that carry water and nutrients throughout the tree, eventually killing it.



These beetles don't infest healthy trees, but attack the stressed, sickly pines. It is very hard to tell when a pine is stressed. Since the dying slash pines are not an insect caused problem, the University of Florida does not recommend pesticide applications. Removal of declining trees that could be a hazard to home, property and people is highly recommended. The East Lake Woodlands Community Association is having the dead pines that are located on the common property removed as we find them.

The University of Florida makes the following recommendations for keeping urban and residential pine trees healthy:

- avoiding compaction of, physical damage to, or pavement over the root zones of pines,
- providing adequate spacing (15 to 20 feet) between trees,
- minimizing competing vegetation beneath pines,
- maintaining proper soil nutrient and pH status by employing an acidic needle or pine bark mulch over the root zone in place of turf grasses that require frequent fertilization and irrigation,
- providing supplemental deep watering during extended drought periods

When infested trees are removed, care should be taken to avoid injury to surrounding pines. There is no effective way to save an individual tree once it has been successfully colonized by Ips beetles.



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Real Estate Today ... continued from page 11

cheap staging tips to consider if you don't want to spend a lot of money on staging your condo.

The most important takeaway with this tip is to just be sure that when your condo is officially for sale that it's ready to be viewed by prospective buyers. One of the quickest way to turn off a buyer is to have them walk into a property that's a complete mess or a property that clearly needs repairs.

6. Accommodate Showing Requests

Another important tip for selling a condo is to accommodate all showing requests if possible. Restricting showings is one of the worst mistakes made when selling a property.

Selling a condo is certainly not convenient and showings can be requested at any given moment. While it may be inconvenient to leave your condo for an hour on a Sunday morning, it may be the only time the prospective buyer has available to view your condo.

Anytime a seller is being difficult with showing requests, it raises the question whether they're actually interested in selling their property.

7. Prepare For Inspections

There are dozens of reasons to have an inspection when buying a home. It's important to realize while selling a condo that it's likely the buyer will want to have their own inspection.

Sellers who understand how to prepare for a home inspection greatly decrease the chances that the transaction falls through because of the inspection. The inspection period is when the highest number of real estate transactions fall through, many times because the seller doesn't prepare for the inspection beforehand.

8. Start Packing & Preparing For The Move

It's somewhat common that sellers will wait until the last minute to begin packing and preparing for their move, which doesn't make a lot of sense.

If you are even thinking of selling, you owe it to yourself to have a conversation with a real estate professional. We can give you sound advice and good, solid local market info that will greatly assist you. And, if you or someone you know is even thinking of buying, a real estate professional is best able to go over price, payment, location, and value information for this very large decision.

I would be happy to be that real estate professional for you, your friends, and your family!



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THE EAST LAKE REAL ESTATE MARKET

by Ernie Del Barba

Tax time approaching (and our annual Tampa Bay great music calendar starting up in April) is a time of year that motivates us whether we want to be motivated or not. And to many of us taxes done and filed is really the start of a New Year. We've assessed our financial picture and now have an idea of how much money we have for

maintenance and improvements to our homes during 2017.

Since you are gathering all your receipts and documents that have altered your income and expenses, why not take note of all the things you've done to your home in 2016. Starting a diary of all that you have done in repairs, alterations, improvements, and their costs, can be an invaluable tool for you as a homeowner. It can help in your planning for the coming year.

If you are thinking of moving from a condo or villa in East Lake Woodlands to a single-family home, or downsizing from a larger sized home, it is information to have to accurately represent your home for sale, but more importantly to help you understand your properties best and realistic list price. Even if you have no intention of making a move, it doesn't hurt to know where you stand. In our conversations with neighbors who have called or dropped in to our office, there is still a misunderstanding between what is considered an improvement or expected maintenance in determining a property's value.

Our Team would like to help you organize that information and advise you of which improvements would be best to increase your property value, and make the most of your budget. The McCaffery Team at Berkshire Hathaway, Bob McCaffery, Ann Galatro, Joan Daly, Fonda Dillard, Maria Nichols, and Claudia Preisig are right at the center of East Lake Woodlands and have many years of experience in the Oldsmar property market.

As realtors, our team has all the statistical knowledge for the market such as median values, sold prices, absorption rates, but we aren't trying to impress you. We take more pride in you understanding that knowledge to help you reach your goals in 2017. Talk with us anytime, we'd like to meet you!

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MELANIE HALL TO DISCUSS HEALTH INSURANCE LEGISLATION IN TRINITY

By Melissa Doff, Board Member

Wednesday – April 26th



The Trinity Democratic Club welcomes Melanie Hall, Executive Director of The Family Health Care Foundation, as guest speaker on Wednesday, April 26. With 25 years of expertise in healthcare advocacy, legislation and policy implementation, she will discuss the nation's current health insurance crisis and the impact that "repeal and replace" will have both here in Florida and nationally.

The group's monthly meeting is held the fourth Wednesday of each month at Fox Hollow Golf Club, 10050 Robert Trent Jones Parkway, Trinity and starts at 6:30 pm. Everyone is encouraged to arrive early starting at 5:00 pm to join club members and fellow Democrats for dinner and Happy Hour at The Grille at Fox Hollow before the meeting (food/drinks can also be ordered during the meeting) . For more information, call (727) 482-8709 or contact us by email at trinitydems@earthlink.net and visit us on Facebook.

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