

Echo's From The Lake
 Indian Lake Realty
 814-754-4224
 www.indianlakerealty.com

Indian Lake Realty
 237 South Shore Trail
 Indian Lake, PA 15926

Issue 18

Indian Lake Realty Team

Scott Swank, Broker / Owner ; Kristi Swank, Realtor/Owner ; Brenda Wasson , Associate Broker, CRS, GRI



FROM OUR FAMILY TO YOURS
 WE WISH YOU A VERY MERRY CHRISTMAS
 AND A HAPPY, HEALTHY NEW YEAR!!!

Scott, Kristi, and Brenda



The Price is Right. Or is it?

If you are actively trying to sell your property and have been listed with a realtor for 6 months with no offer. It is time to adjust the price. I suggest making 6 small incremental changes of \$ 1,000.00 every 2 weeks. The reason for the small changes is that every change is posted in the West Penn MLS which goes out to over 6,000 realtors. The more times posted the better the chance of catching a realtor's attention thus showing volume increases. Remember the realtor and the sellers need to work as a team. We appreciate your ideas and input so let us know your thoughts.

Best Always,

H. Scott Swank

H. Scott Swank
 Broker of Record
 Seven Springs Resort Realty
 Indian Lake Realty

FOR SALE

LISTED WITH INDIAN LAKE REALTY

Indian Lake - lakefronts, fairway, park lots, townhouses, condos

135 Chippewa	\$2,300,000	1651 Peninsula Drive	\$750,000	439 Delaware Path	\$720,000
1263 Peninsula Drive	\$625,000	504 Mohawk Circle	\$549,000	130 Mohawk Path	\$499,000
1137 Peninsula Drive	\$450,000	130 Kiowa Lane	\$450,000	1516 Peninsula Drive	\$445,000
201 Kickapoo Court	\$409,000	1504 Peninsula Drive	\$339,000	133 Ithaca	\$279,900
Unit 2C St Clair Court	\$249,000	173 East Fairway Road	\$235,000	196 North Fairway Rd	\$229,000
265 South Shore Trail	\$225,000	Unit 2B St Clair Court	\$159,000	142 Choctaw Lane	\$499,000
Lot 40 Mohawk	\$129,900	Lot 41 Mohawk	\$159,000	Lot 3 Pow Wow Estates	\$395,000

Kickapoo Lakeside Estate Townhouses
 \$365,000 - \$395,000

Stonycreek Lake

385 Sunset Drive	\$335,000	872 West Shore Trail	\$425,000	187 Pinch Lane	\$185,000
385 #2 Sunset /Lot	\$199,000	385 #3 Sunset/Lot	\$199,000	1036 Causeway Drive	\$135,000
385#4 Sunset/ Lot	\$199,000				

Pending Sale 139 Wenatchee Lane

This letter is provided to you as a public service by Indian Lake Realty. If your property is already listed with a Realtor, Congratulations! This is not an attempt to solicit the listing, but part of a general mailing sent to all parties with a interest in Indian Lake & Lake Stonycreek.

Note from Brenda's desk:

Island Time

I know you're probably thinking of a tropical island, sitting on a beautiful white sandy beach with a tall glass of something refreshing adorned with an umbrella---well great as that sounds not quite the island I'm talking about---at least for the moment!

Whether you're looking for more prep space, a bar area or more storage options, an island is a great kitchen addition. But if you haven't found a ready-made option at the store that suits your needs, you can build one yourself. It's easier than you might think, as long as you keep these tips in mind.

First, make sure your kitchen is large enough to accommodate an island. Experts recommend leaving between four feet to 54 inches around all sides of the island to allow for easy opening of the cabinet doors. You can go as low as three feet, but it'll be a tight squeeze. Use tape on the floor to measure where the island would be to determine if the space is right.

To form a kitchen island, buy packaged cabinets at local home goods stores and then attach them to one another. These cabinets can come pre-assembled, or you can do it yourself. When screwing the cabinets together, put spacers in between the cabinets and be sure that all exterior surfaces are flush before fastening the units together. Take care when buying cabinet hardware to ensure it matches or complements the rest of your kitchen. The fun part of this project is choosing your counter tops---best choice would be a stone such as granite or marble or ceramic tiles. Stand back, admire your beautiful handiwork and then plan a trip to the other island I mentioned!

As fall winds down and winter approaches, don't forget to do the necessary things to ready your home for "old man winter" such as having heating systems checked, leaving enough heat on in the house to prevent frozen pipes, closing main water valve if home is vacant for extended periods of time unless you plan on draining the pipes and closing up completely for the winter.

Enjoy what's left of the fall and have a wonderful winter and Holiday Season!

Indian Lake Golf Club

We at Indian Lake Golf Club are happy to report approximately 10,500 rounds of golf were played on our spectacular Arnold Palmer- designed course during the 2010 season... thanks largely in part to the beautiful weather that Mother Nature bestowed upon us this Summer!!

We are already making plans for next year and promise more social events and entertainment for all to enjoy and fun golf outings for all levels of golfers. Chef Beth is scheduled to return and that just means more fantastic meals all around!

We're looking forward to another successful season in 2011 and would like all of you to be a part of our club in the coming year! If you're interested in checking us out, please give our President, John Clapper a call at 814-442-0528 during the off season or call the club next Spring at 814-754-5601 and ask about our membership specials for 2011.

Happy Holidays to all from you friends at Indian Lake Golf Club.

Notes From Kristi's Desk:

- ◆ **Indian Lake Realty** is offering all prospective buyers a customized website individualized to each buyers wants. Designed with a personal touch, down to how many baths and bedrooms and most important the price. They can hop onto their own website and view notes from the realtor along with any changes to the market. A great way to keep ours listings front and center.
- ◆ We will be kicking off a new advertising plan in 2011 focusing on the DC, Frederick, Baltimore, Gaithersburg, MD areas and Morgantown, WV. Along with surrounding areas and Pittsburgh.
- ◆ **We are going green**, if you would like to receive this newsletter via email, please forward us your email address to kristi@indianlakerealty.com

Indian Lake Marina

The off-season is the time to be thinking about your plans for a new boat or some EZ -Dock for next year. The manufacturers of both the boats and docks offer some winter incentives that we can pass on to you, so let us help you with some pricing. We'll hold your new items until the spring and get them in the water as soon as you want.

The new lineup of boats from Nautiq Global Group (Godfrey Marine) is beautiful. If you haven't seen the updated styling on the Sweetwater, Aqua Patio and Sanpan pontoons, be sure to look them up at www.godfreypontoons.com. And the deck- boats from Hurricane are very nice as well. We can help you out with a brochure for any of the lines and when you want to talk about pricing, just give us a call... Happy Holidays!!

www.indianlakemarina.com - 814-754-4774

Available Rentals With Indian Lake Realty

138 Pawnee	\$250/night
1085 Peninsula Drive	\$250/night
1297 Peninsula Drive	\$300/night
239 Point Circle	\$395/night
439 Delaware Path	\$300/night

Kristi@indianlakerealty.com
To book your vacation.
814-754-4224



Indian Lake Anglers Club

Hello to everyone from the Indian Lake Anglers Club!!! We hope you enjoyed the beautiful summer we ere lucky enough to have!!! The leaves have come and gone and Winter is upon us. We want to let you know some of this year's club's highlights from 2010:

Enrolled 65 dues paying members (most ever) , Conducted 5 monthly club meetings, Sponsored 7 Bass tournaments, Sponsored the Al Diehl Kids Fishing Tournament, Sponsored Year - End Tournament Awards presentation/celebration, Set up / Take out No Wake buoys, Stocked ~ \$2,000 of fish in conjunction with the Service Corporation

The last bullet point is of importance to note. With the previous draw downs of the lake the fish in our lake have gone through a lot of distress. The club saved money to help replenish what we felt may have been a lost. With the help of the Service Corporation we stocked a variety of fish to include bass, walleye and crappie. This could only have been done through your participation in our club and we thank you. However, we want to continue to stock fish and be proactive in maintaining a productive lake so we NEED your continued support!

We wish each of you a safe and happy winter season and look forward to seeing everyone on the lake in the Spring! Please remember though that only through your contributions and assistance is the club able to do these good things. Annual membership dues are \$25, which includes your family. Any and all donations are appreciated. Please make checks payable to the

Indian Lake Anglers Club and mail to: Leo Cordial, 1403 Ridgeview Drive, Somerset, PA 15501

Granite or Quartz Countertops

When choosing kitchen counter tops, it can be easy to get confused by the many different material options that are available. Stone products like granite and quartz are among the more popular materials used for counter tops due to their strength and durability. By comparing the features and benefits of granite and quartz, you'll be able to select the right material to meet your family's needs.

Granite is a natural product that is formed from minerals and stones. These materials are pressed together at extremely high pressure and temperatures deep within the earth, and eventually form granite stones as we know them. Quartz is a man-made product made from 93% quartz crystals and the other 7% from resin. It is pressed, heated and colored to resemble natural stone, but is actually an engineered product.

Granite tends to have much more variation in its appearance than quartz. Quartz counter tops are fairly uniform in color and pattern, while granite has random markings that are unique to each piece making it a work of art. Some buyers prefer the natural beauty of granite while others prefer the consistency of quartz. When it comes to counter tops, quartz sections are easier to match up at the seams, while granite can show variation due to its natural design.

Granite is naturally hard and strong, and offers a high level of heat resistance. Because quartz is engineered, it tends to be even harder and more durable than granite, though it offers a similar level of heat resistance. Granite is much more porous than quartz, which can trap bacteria within the surface. Quartz is not porous and is much easier to keep free of germs and bacteria. While both materials are strong, granite countertops are only half as hard and durable as a quartz countertop and quartz will not chip or crack.

The porous nature of granite means that it is more difficult to keep clean, and is also more vulnerable to stains and spills. It must be sealed upon installation and at regular intervals, often once a year. Quartz is non-porous and requires no sealing. It is naturally resistant to moisture and stains and requires no maintenance.

According to the Bob Vila Home Improvement website, both quartz and granite counter tops cost between \$50 and \$100 per square foot installed. The difference in cost between the two is often a matter of your proximity to natural granite sources or stone yards. The cost to seal granite after installation and again each year can increase its overall cost above that of quartz. A countertop becomes an integral feature of the house and you must take every measure to ensure that it adds value to the existing look of the house. So one must thoroughly evaluate the properties of both granite and quartz and also the monetary constraints before finally installing them.

Read more: Quartz.Vs.Granite.Counter.Top|eHow.com

If you are in the market for a new or replacing your old countertop, I hope this has been informative for you. Have a safe and warm winter season!!

Kristi Swank



Greetings Indian Lake and Lake Stonycreek Residents!

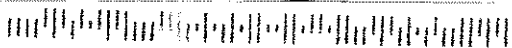
We survived the epic winter to be blessed with an Exceptional summer. The abundance of sunshine and warm temperatures was conducive to a magnificent golf season. We would like to extend our gratitude for your continued patronage and well wishes. Have a happy and healthy holiday season and we look forward to seeing you in the Spring!!

Indian Lake Transfers

William Parry to Eric Yuran	Seneca 118
Marion Irwin to Timothy Walters	Wenatchee 52
JoAnn Yantus to Ronald Kuchera	Mohawk 13
John Heher to Matthew Keene	Iroquois 329
Daniel Kingery to Paul Wolfe, II	Peninsula 1705
RK Howarth to Anthony Kaminski	South Shore 490
Terry St Clair to Douglas Ashe	Choctaw 2
Joseph Smith to James Mulac	Chippewa 143
St Clair Resort Devel. to Weldon Lovely	Waccamaw 196
Pierre Goiran to Michael Lego	Cayuga 127
Sonia Rothschild to Stephen Geiman	Commanche 136
Century 21 All Service to Robert Fabian	South Shore 767
Mark Raymond to James Hart	West Shore 656
St Clair Resort Devel. to Robert Edwards	Waccamaw 192
Connelly to McCall	Peninsula 1958



Indian Lake, PA 15926



Indian Lake, PA 15926
DECEMBER 2010 PM



INDIAN LAKE RESORT

814-754-4975

www.info@IndianLakeResort.com

Indian Lake Resort would like to thank all of its customers for supporting the Lodge in 2010. This past summer was the Restaurants busiest since the reopening in 2006. The weekly live entertainment on Saturday nights in the Tomahawk Lounge also proved to be very successful.

We would also like to introduce Scott Lyson as our new Resort Manager. Many of you already know Scott from having grown up here at the lake. Scott and his wife have recently returned from living in Colorado and having worked for the Marriott Corp. for the past three years. Scott is sure to be a big plus for Indian Lake Resort.

This fall we invite you to watch the Football and Hockey games on our three large screen TV's. You can view our monthly calendar and daily specials on our website listed above or have the calendar automatically emailed to you by adding your email address to our mailing list. Simply email us with your email address.

WINTER HOURS OF OPERATION

Monday & Tuesday	Closed
Wednesday thru Friday	5 pm - Close
Saturday & Sunday	Noon - Close

Indian Lake Resort is also excited to announce that **WE WILL REMAIN OPEN** for the **WINTER MONTHS**. Starting in January, Dining and Cocktails will be available in the Tomahawk Lounge Thursdays thru Sundays. We hope to have enough local support to enable us to continue this into future years.

As always, Reservations for larger parties is greatly appreciated. Indian Lake Resort Hats, T Shirts, Sweatshirts and Euro (ILR) Window Stickers are now available. Don't forget that the Indian Lake Resort Gift Cards make great gifts.

Creekside Country Store

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Jacqueline M. Martella, R. Ph.

Joseph M. Martella, R. Ph.

Kathleen Martella-Zucco, MBA



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Local Service Providers

Cullen's Lawn Service

Mowing, Spring Clean Up
814-233-9218

Indian Lake Mulch

Mulch, River Rock, Topsoil, Snow Removal, Shale, etc...
South Shore Trail, Indian Lake
814-483-0392

Interior Designs

Carrie Ann Interiors- BS in Interior Design 814-248-3141
Clothesline For Women- Vera Bradley, Brighton 445-4378
Beauty Salons
Jessie's Salon 814-267-5493

Full service salon

Local Grocery Stores

Idas 814-267-5219
Dupstadt Country Store 814-754-4400
Creekside Country Store 814-267-5290
Coalfield Mini Market 814-754-5022
Mike's Market 814-754-8200

CB Kennels 814-444-9144

Elite Kitchen and Bath Design Center 814-443-3300

Plumbing and Heating

Benjamin Franklin Plumbing 814-445-5828
Carl Chapman 814-754-4882
Dan Woy Plumbing and Heating 814-445-3888
Frazier Plumbing and Heating /AC 814-445-6450

Carpenters

Carl Chapman - CC House Surgeons 814-754-4882
Leonard Contracting 814-445-9894
Old Time Builders 814-443-4676
Jeff Boyer 814-267-7366
Lloyd and Swintosky 814-445-9778
Shanksville Builders and Supply 814-267-5564
DLS Construction Co 814-444-9223
Fogle Construction LLC 814-267-4863

Electricians

Krause Electric 814-445-6388
Wiedenhoft Electric 814-629-6864

Somerset Rural Electric 814-445-4106

Penelec 800-545-7741

Indian Lake Borough Office 814-754-8161

Waste Management 800-677-4884

Somerset Hospital 814-443-5000

Memorial Medical Center Johnstown 814-534-9000

Windber Medical Center 814-467-3000

Pennsylvania Propane - 814-926-4654

Fox's Pizza Den Central City 814-754-1771

Castagna's Restaurant and Lounge 814-893-9903

PJ's Bar and Grill 814-445-1075

Indian Lake Resort 814-754-4975

Subway 814-754-1968

Indian Lake Marina 814-754-4774

Indian Lake Golf Club 814-754-5601

Northwinds Golf Course 814-754-4653

Rizzo's Restaurant 814-467-7908 Fine Italian Dinning

The Alley 814-754-1777

Penn Laurel Pharmacy 814-754-5717

Snow Removal

Carl Chapman 814-754-4882
Kenton Wink 814-483-0392

Security One 814-255-8023

Somerset Pressure Washing and Painting

and Air Duct Cleaning Mike Abramowich 814-267-4236

Ehrlich 814-535-7872

Piles Concrete / Septic Pumping 800-988-6388

Toes Garage 814-701-6332

Clearview Window Cleaning

Mark Brant 814-445-9748 or 814-701-8097

Servicemaster

William McConnell 814-269-3014 or 814-525-3487