

Issue 8

March 2005

# ECHOES FROM THE LAKE

## INDIAN LAKE REALTY

814-754-4224

FAX 814-754-5299

WWW.INDIANLAKEREALTY.COM

### **Indian Lake Realty Mission Statement**

Our clients are our priority. We pledge to offer, quality, honest and courteous service, always with integrity. We will use the latest technology and tools available to our industry to assist them with their real estate needs, achieve their goals and make their dream a reality.

### **Why Choose Indian Lake Realty And What It Has To Offer:**

- We are year round residents and full time realtors with twenty-five years combined experience specializing in the resort sales of Indian Lake and Lake Stonycreek properties.
- Individualized marketing specific to each property.
- Working knowledge of rules and regulations involved with properties at Indian Lake and Lake Stonycreek.
- Active web site updated regularly.
- Active member of Cambria/Somerset Board of Realtors and the Multiple Listing Service.
- Full cooperation with local as well as state wide agencies.

Call or visit us anytime—we're here to serve you !

Scott Swank, Broker 814-754-5595

Brenda Wasson , Associate Broker 814-754-5821

### **Indian Lake Marina**

814-754-4774

### **Indian Lake Marina West**

724-532-1660

[www.indianlakemarina.com](http://www.indianlakemarina.com)

Visit our web site to view our new and pre-owned boats and personal watercraft.

Boats

Motors

Malibu

Evinrude

Glastron

Johnson

Godfrey

Honda



"LEON, YOU KNOW THAT'S AGAINST THE ZONING LAW."

2005 Season — From the Desk of H. Scott Swank

I hope this newsletter finds all of you safe and warm and ready for Spring. As always, we like to take this opportunity to reintroduce ourselves and give you the scoop for the upcoming season. The winter has been relatively mild here, so sales and showings have continued to be steady for this time of year. Winter is a great time for Brenda and I to regroup and meet to make plans for the upcoming season.

After researching similar resort locations and meeting with a management consultant, we have decided to provide property management services (vacation rentals) to the Indian Lake area. Vacation rentals are a great way to introduce new buyers to the community as well as providing a valuable opportunity to owners. If you are interested in leasing your property, please fill out the questionnaire form included in this newsletter and return by mail or go online [www.indianlakerealty.com](http://www.indianlakerealty.com) and follow the instructions.

Your response will not obligate you to Indian Lake Realty for property management.

We would like to keep you, our neighbors, informed of area activities and local news. Our goal is to offer a monthly update by email. Please forward your request and email address to us at [info@indianlakerealty.com](mailto:info@indianlakerealty.com) to be included.

Brenda and I look forward to helping you with all your Real Estate needs as well as any day-to-day questions you might have. Please do not hesitate to call or email us, even if it is just to say Hello.

Email Addresses: [Scott@indianlakerealty.com](mailto:Scott@indianlakerealty.com) or [Brenda@indianlakerealty.com](mailto:Brenda@indianlakerealty.com)

Always,

Scott Swank

cut on dotted line

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Property Management Questionnaire

I/we are interested in Indian Lake Realty providing the following services :

- |   |  |
|---|--|
| <input type="checkbox"/> Advertising                      | <input type="checkbox"/> Screen Tenants/Application (including credit check) |
| <input type="checkbox"/> Write Lease                      | <input type="checkbox"/> Check Rent and Deposit                              |
| <input type="checkbox"/> Inspect Property After Occupancy | <input type="checkbox"/> Arrange For Housekeeping                            |
| <input type="checkbox"/> Manage Maintenance and Repairs   | <input type="checkbox"/> Lawn Care Services/ Snow Removal                    |
| <input type="checkbox"/> Linen Services                   |  |

I/we would like to rent my property for \_\_\_\_\_ weeks this season.

I/we am/are interested in renting during off-peak seasons

Yes       No

I /we would like my property to be leased:

- |  |   |
|--|---|
| <input type="checkbox"/> Friday through Friday | <input type="checkbox"/> Saturday through Saturday            |
| <input type="checkbox"/> Sunday through Sunday | <input type="checkbox"/> Friday through Sunday weekend rental |

Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

Please contact me : Phone \_\_\_\_\_ email \_\_\_\_\_

*From Brenda's Desk*

"Less is More"

The Minimalist Approach is definitely the best when it comes to preparing your home for the real estate market! Many buyers have trouble envisioning their own furniture and possessions in rooms that are overflowing with personal objects, furniture and just too many "things". One of the easiest ways to help buyers see the potential in your home is to present as pristine and clutter free home as possible, making each room appear spacious. A fresh coat of paint is always a good idea keeping in mind that neutral colors help a room to appear larger and more approachable. A few space-minimizing tips include renting a storage space to store the removed personal objects and few pieces of furniture; removing too many plants— one or two are fine but you don't want a buyer to feel like they are in a green house rather than a home; natural light is always good so try to keep window treatments to a minimum letting in as much sunshine as possible. Remember, first impressions are so important when preparing your home for the market.

And for a bit of trivia: Anyone looking for a bargain? Madonna, "The Material Girl" has just reduced her Beverly Hills home from \$10.9 million to a mere \$9.75 million .... So if you need eight bedrooms, 7,000 sq. feet, guest house, etc. etc. let me know !

Think Spring!! We're almost there and we're looking forward to seeing all of you soon!!  
Brenda Wasson, CRS, GRI  
Brenda@indianlakerealty.com

CURRENT PROPERTIES LISTED BY INDIAN LAKE REALTY

Active

- 239 Point Circle \$525,000.00
- 28 Lakeshore Road \$350,000.00
- 834 South Shore Trail \$249,000.00
- 1154 Air Park Drive \$229,000.00
- 7931a Lincoln Hwy \$189,000.00
- 779 South Shore Trail \$ 99,950.00
- 738 South Shore Trail \$ 97,500.00

Lots

- Lot2 Stable Lane \$159,500.00
- Lot 13 Corner Stone \$115,000.00
- Lot 2 Stable Lane Div. \$ 89,000.00
- 56 Wenatchee Path \$ 50,000.00

Pending

- 504 Mohawk Circle
- 116 Huron Path
- 374 South Shore Trail

Carl's Tips

With the weather warming up and the water being turned back on, leaks may occur at any time of the year, not just in the winter. So, turn your water off between visits to the lake . It will save you time and money!!

**C & C House Surgeons**

155 Remington Road Central City , PA 15926  
814-754-4882

Boat docks, construction, and repairs. Plumbing and electrical repairs . Call Carl Chapman

.....  
 Important public notice that could affect you !  
Homestead Tax Relief Act 72  
 Public Meeting  
 Tuesday, March 15, 2005  
 7:00pm  
 Shanksville-Stoneycreek School cafetorium  
 .....

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

Address service requested



MARY CASSATT 37  
190

15926+7647 01



### Indian Lake Transfers

|                                    |                 |  |                       |
|------------------------------------|-----------------|--|-----------------------|
| John Brown to Eric Murr            | 738 South Shore | C.F. Schillinger to Robert M. Miller   | 112 Commanche         |
| Gary Taylor to John Kirchner       | 782 South Shore | Daniel Lehman to Jeffery Lavanier      | 2 Niagra              |
| William Streett to Steve Widdes    | 1851 Peninsula  | Susan J. Ashe to Susan M. Beresik      | 133, 134 Fairway      |
| Constance Miscoe to Wei Wei Gao    | 1843 Peninsula  | Kenneth Foster, Jr. to St.Clair Devel. | 12,31 Condo           |
| PBS to Ron Petrina                 | Arawak 30,31,39 | Edward Jenkins to Daniel Hill          | 2010, 282 Peninsula   |
| Ed Specht to Goldcreek LLC         | 470 Mohawk      | Phillip Kash to William Cenk, Jr       | 131 Kiowa             |
| Lou Mihalko to David Gwin          | 427 Commanchee  | Robert Miller, Jr to Patrick McCabe    | 230 Dakota            |
| Burt Budlong to Nelson Migdal      | 174 Peninsula   | Terry Iseman to Ray Sobina             | 68 Fairway            |
| Robert Shahen to Carl Chapman      | 4 Pawnee        | Robert Miller to Terry St.Clair        | 97 Peninsula          |
| Virginia Van Heusen to Hung Nguyen | 185 Airpark     | Gerald Pifer to Edward McClain         | 188 South Peninsula   |
| Goldcreek LLC to William Kuchera   | 470 Mohawk      | Charles Kelly to Malcolm Charles       | 15 Cayugo             |
| Joseph Suto to Louis Mihalko       | 444 Mohawk      | Albert Slinguff to Radmir Family       | 118 Chickasaw         |
| Jane Stitt to Chad Ellis           | 171 Peninsula   | Mildred Butler to Robert Miller, Jr    | 1465 Peninsula        |
| William Few to Susan Ashe          | 355 E. Fairway  | John Pavlick to Bear Development       | 138 Peninsula         |
| Winstanley to Babik                | 34 Airpark      | John Derenak to Frank Duca             | 4 Choctaw             |
| Robert Hanson to Donald Snyder     | 810 South Shore | Louis Valeo to William Drawl           | 485 Peninsula         |
| Dennis Roth to George Thoma        | 408 Seneca      | Robert Megraw to Jeffery Lavanier      | 108 Huron             |
| George Barnes to Thomas Sholtis    | 1652 Peninsula  | Aaron Linton to Ping Chung             | 426 South Shore Trail |
| Richard Ray to Mobile Concepts     | 819 Peninsula   | William Bennett to Ronald Luniewski    | 128 Pueblo            |
| Terry St. Clair to Paul Brodt      | 131 Choctaw     |  |                       |

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 and Lake Stonycreek.