



Porter Cove Homeowners Association

P.O. Box 895, Chesterton, IN 46304

www.portercove.com

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July, August, Sept. 2007

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!! Community Alert !!



1. According to the Town of Porter Chief of Police, several of our neighbors have had their vehicles vandalized. The vehicles were parked on the street in front of the homes or in the driveways. All vehicles were unlocked. The Police Chief recommends that all homeowners lock their vehicles when unattended. If you have any information regarding these incidents, please call the Porter Police at 926-7611.
On Page 3 of this newsletter, we are asking homeowners to join a Neighborhood Watch Program.
2. There have been complaints of skateboarders skating on top of the picnic tables and other equipment in the Kids Cove Park. Please call the police if you see this occurring.

Cont...pg 3

New Form Of Communication

Introducing www.portercove.com

Our new website is our means of communication. You can go online to vote, join a committee, contact board members, ask questions, voice your opinions, even pay your annual assessment fees.

You can also go online to print the covenants and restrictions and past newsletters.

The PCHA Board would like to encourage you to participate as much as possible. We are working to keep our home values high and we cannot be successful without your input or participation.



ANNOUNCEMENTS



Your PCHA Board

President - Nancy J. Hiatt
219 395-1567 president@portercove.com

Vice President - Sharon Jones
219 973-8742 vicepresident@portercove.com

Secretary - Anthony Thomalla
219 477-0248 secretary@portercove.com

Treasurer - William Lopez
219 921-0024 treasurer@portercove.com

Director - OPEN
Russell Dahl has resigned

Kids Cove Community Park

Cleaner and Safer, It's Time To Play!!
Wasp nests were sprayed, and the park department laid new mulch throughout the entire play area to soften landing off swings and slides.

Annual Assessment Fees

Now you pay your annual assessment fees online at www.portercove.com through PayPal. Please call (219) 477-0248 if you need assistance using this feature.

Free PCHA Classifieds

Now you can advertise your home business or service online. Simply log onto www.portercove.com. You might be surprised how successful networking with neighbors can be! Cont...pg 2

Watch Your Speed!

Please remember the speed limit is 15 mph in the subdivision. This is a family community with many small children, so please remind your guests to drive slow.

Welcome New Neighbors To Porter Cove

Congratulations to our new neighbors for selecting the great community of Porter Cove!

We have enjoyed these peaceful surroundings for many years and we wish the same to our new neighbors listed on the right. Although we do not have permission to publicize their names, please take it upon yourselves to introduce your family and welcome them.

A gift basket would be ideal but a simple card is just as nice. Getting to know your neighbors does not just mean you're making new friends, you are helping to keep the community ***In Demand*** and ***Safe***. Two key elements needed to increase property values.

Four new neighbors have joined our community in the second quarter.

1. 1480 Essex Drive was purchased on March 26th, 2007



SOLD

2. 1456 Admiral Drive was purchased on April 27th, 2007
3. 1488 Commodore Lane was purchased on May 31st, 2007
4. 1501 Cove Trail was purchased on May 30th, 2007

One home is currently pending a sale

- 1500 Port Cove and looks good to close on July 13th, 2007.

Let's continue to communicate in an effort to protect our investments.

Give your neighbors some sort of contact information when you are out of town. Call authorities if you feel there is a cause for concern.

Police Dept 926-7611
Fire Dept- 926-1226
Parks Dept. 921-1687

Free PCHA Classifieds Cont...



Porter Cove Network will now be displayed on the website only. If you would like to network with neighbors please go to www.portercove.com for phone numbers and discounts.

Advertisement is free to residents of Porter Cove. The following are just a few networking opportunities that you may find online.

- **Baby Sitters** (Red Cross Certified)
Krystena & Jesica 921-0508
- **Pet Sitters**
Krystena & Jesica 921-0508
- **Computer Troubleshooters**
IT Specialist- Charles 746-1478
- **Mary Kay Consultants**
- **Real Estate Consultants**
Area Specialist-Sharon 973-8742
- **Legal Consultants**
- **Home Construction/Upgrades**
- **Spa Services**
Serenity Spa 219 921-0300
- **Salon Services**
Serenity Salon 219 921-0300
- **House Sitters**
- **Cleaning Services, and more...**

If you have a business or service that you would like to offer to the community, simply log onto our website, click ***Workforce*** and register.

Please take note that these listings will be provided for information purposes only and the PCHA Board strongly recommends that you exercise your consumer right to interview and research the backgrounds of those you would like to conduct business with.

Community Alert Cont...

The PCHA Board is proud to announce the start of five new committees.

We need your help! There are leadership positions in all committees for motivated neighbors with drive to improve their community's value. All positions are voluntary with very minimal time required. Please help us keep our community #1 by joining one or more committees today.

Go online or call 973-8742 to join the following committees. Help us keep Porter Cove the community in demand!

Committees

1. Welcome: create ways to help our new neighbors feel welcome. Hand out booklets with important dates and times for community events, and names and numbers of local service providers.

2. Kids Cove Park Care/ Watch: Reports vandalism and malfunctioning equipment

3. Neighborhood Watch: Organizes a team to assist local police in protecting our community. At your request, NW could keep an eye on your property when out of town.

4. Fundraising: Organizes fun community events to raise funds for community needs.

5. Public Relations: Create flyers and handles advertising for all events.

Having active committees will make our community more desirable. Go online to www.portercove.com, click on **Projects** and join today.

Bike Trail

PCHA has successfully adopted the bike trail from Pearson Road to Babcock Road. Please go online or call one of the board members if you would like to help us keep the trail area clean.



Annual Community Garage/Yard Sale



Thanks to all the participating homeowners for another successful annual sale. We are always striving to make this sales event better than the year before. Please **call** 219 973-8742, **email** the board, **or post** your suggestions and ideas on our community website.

We Need More Participants
If you did not participate this year, please let us know what, if anything, can be done to bring you on board next year.

Lets Vote
When would you like to have the sale? Spring, Summer or Fall?

Call 219 973-8742 or log onto our website and vote. Your opinion matters!

Register On Time
You can even register ahead of time. This allows us to advertise more effectively. Next year, we would like to create maps of participating homes and possibly list items for sale and

we do not want to leave anyone out. These maps will be available to shoppers in drop boxes around

the community.

The fee is used to advertise and offset the expense of this event. Make checks payable to PCHA.

A BIG THANKS
to Becky Maranto, former PCHA Board President for volunteering to assist in organizing this annual event. This was Becky's final Porter Cove task. We would

like to wish her well and continued success as Vice-President of the Park Board.

"Next year we would like to create maps of participating homes"

Humorous



Be A Good Neighbor

GN = Good Neighbor
BN = Bad Neighbor



GN: Lending an edge trimmer to catch up on spring overgrown edges.

BN: Not returning it until Late Fall



GN: Raking leaves off your lawn

BN: Raking them onto a neighbors lawn

YOUR PORTER COVE INVESTMENT REPORT

How Do I determine Price?

Remember as a subdivided community, try to price your property in a range close to the other homes that compare to yours; i.e. style, number of bedrooms and bathrooms, sq Ft, etc. Price your home higher than the competition **only** if you have newer upgrades, preferably kitchens and baths. When you price low for a quick sale, you are lowering the value of your community and possibly losing out on potential buyers.

When priced right through a market study analysis, your home will sell faster, you save time, mortgage payments, and other ownership costs.

A quicker sale creates less inconvenience for you. If you've sold before, you know the energy it takes to prepare for showings: keeping the home clean, making childcare arrangements, pet care arrangements, and altering your lifestyle.

Proper pricing reduces these demands on you by helping your home sell faster. At market value, your home will gain exposure to more prospects who can afford the price.

Sellers who list at a high price are looking for that one buyer who will pay it, often not realizing that they have **discouraged many potential buyers** who could have afforded the home. The final sales price is probably one that will be affordable by more purchasers. This is because sellers many times accept a lower price at a much later date since that one buyer willing to pay the higher price never comes.

When salespeople are excited about a home and its price, they make special efforts to contact all of their potential buyers. Knowing that it is priced properly for its market, they expect it to sell soon and encourage their prospects to

act quickly. Their excitement is contagious!

Ad calls and sign calls to REALTORS turn into showings when price is not a deterrent. Most **serious prospects are well educated** about asking prices in the areas they are seeking. They will not waste their time on a home they consider over-priced.

Buyers fear they might lose out on a good home when it is priced right. They are less likely to make "low ball offers." **Better pricing attracts multiple offers!**

Bottom line: if a home is priced right, the excitement of the market produces higher sale prices. You net more both in terms of actual sale price and in less carrying costs. Working pro-actively reduces stress, anxiety, and demands on you so you can get on with enjoying your life.



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New User Friendly Website

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