



# Porter Cove Homeowners Association

P.O. Box 895, Chesterton, IN 46304

www.portercove.com

Volume 7, Issue 2

April, May, June 2007

### Special Point of Interest

- Increase Home Value
- 2007 Kid Cove clean up efforts, tackling wasp and mosquito nesting grounds.
- PCHA to adopt section of trail, Need volunteers
- Annual Garage Sale
- New User friendly Website [www.portercove.com](http://www.portercove.com)

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## 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. 11 homes sold in 2006.

- 752 Admiral Dr. sold on 2/11/06,
- 1367 Essex Dr. sold on 02/13/06,
- 722 Commodore Lane sold on 04/07/06,
- 1300 Essex Dr. sold on 7/26/06,
- 1400 Port Cove sold on 07/26/06,
- 1433 Port Cove Dr. sold on 08/25/06,
- 1513 Commodore Ln. sold on 09/08/06.

- 923 Essex Dr. sold on 10/03/06,
  - 1408 Dixon sold on 10/06/06,
  - 1343 Port Cove Dr. sold on 11/10/06 and
  - 793 Cove Cir. Sold on 11/29/06.
- 6 homes sold in 2007.
- 1300 Port Cove sold on 01-03-07,
  - 1603 Port Cove Dr. sold 01/08/07,
  - 1270 Essex Dr. sold on 02/09/07,
  - 1383 Essex Dr. sold on 02/15/07,
  - 1622 Commodore



~~FOR SALE~~ SOLD

Lane sold on 03/15/07 and

- 1480 Essex sold 03/26/07.

1 home is currently pending a sale

- 1456 Admiral Dr. and looks good to close.

4 homes are active in the Multi-Listing Service (MLS) ...

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## ANNOUNCEMENTS



### Your PCHA Board

President - Nancy J. Hiatt  
219 395-1567 [president@portercove.com](mailto:president@portercove.com)

Vice President - Sharon Jones  
219 973-8742 [vicepresident@portercove.com](mailto:vicepresident@portercove.com)

Secretary - Anthony Thomalla  
219 477-0248 [secretary@portercove.com](mailto:secretary@portercove.com)

Treasurer - William Lopez  
219 921-0024 [treasurer@portercove.com](mailto:treasurer@portercove.com)

Director - Russell Dahl  
219 395-9888 [director@portercove.com](mailto:director@portercove.com)

About The Board Pg. 2

### Community Garage Sale

It's that time of year again! Time to clean, organize, and make lots of money. Be sure to register on time!

Full Story Pg.3

### Free Real Estate Consultation

In effort of maintaining property value, Sharon, Realtor/VP PCHA will assist you with professional advice

### Free PCHA Classifieds

It's time to update our networking data and Teen Workforce. Advertise your home business or service in the next newsletter; i.e. Avon sales., Baby/Pet Sitting, Yard Work... etc Call 973-8742

### Trash Pick-up

New Company, New Rules!  
All large trash items will not be carried away and charges may apply. Carpet must be rolled in 4ft widths. Avoid \$30 fee. Call Regional Industries 465-5997

## President Nancy J. Hiatt

- Nancy J. Hiatt and her husband, Royce Osborne, moved to Porter Cove in July of 2005.
- She is a retired, forensic social worker who managed victim services agencies in Yuma and Coconino counties (Arizona).
- She is currently enrolled full-time in the MBA program at Purdue North Central.
- Nancy also serves on the Porter County Animal Welfare Board and is a volunteer for the Prevent Child Abuse Porter County (PCAPC) Council.
- Main responsibilities: Perform the presidential duties required in the PCHA bylaws.
- Nancy welcomes any homeowner to call her at 395-1567 or stop by 1297 Essex Drive.

## Vice President Sharon Jones

- Mother of 2 College Students and 3 Toddlers
- Successful Coldwell Banker Realtor, Porter Cove Neighbor for 6 years
- Background in Business Management and Ownership
- Area Specialist, Voted #2 in Region of 800 agents
- Named Top Agent in Post Tribune for Sales or Listings
- Offers Free Consultation to Porter Cove Homeowners
- Main responsibilities: Issue reports to increase property value, handle all issues concerning the community park, & required VP duties
- “I care about this community and it’s integrity.”

## Treasurer William Lopez

- William Lopez and Debbie moved to Porter Cove in 2004
- He is employed in industrial construction and serves on the executive board of Local Union Lodge.
- Previously ran a successful small business for 5 years before returning to construction industry.
- Main responsibilities-collect annual assessments, keep records of all financials and pay bills for PCHA
- Reason I wanted to serve on the PCHA board... “Because I care about our community and encourage people to get involved.”

## Secretary

## Anthony (Alan) Thomalla

- Porter Cove resident for 11 years.
- Wrestling Dad for 14 year old son.
- We're the ones who walk the big golden retriever and tiny Chihuahua around the neighborhood (we do carry bomb bags, Ha!).
- Licensed Psychologist 15 Years
- Forensic Psychologist Last 10 Years.
- Make the best chili on earth.
- Main Responsibilities: Take notes at association meetings, prepare agendas and minutes, and act as webmaster for PCHA Web Page starting in April.

## Director Russell Dahl

- Russell Dahl is a highly motivated supporter of the Porter Cove Community.
- A long time resident of Porter Cove since 1998
- Married with 2 children in the Duneland School System.
- Very familiar with PCHA Board functions
- Member of board for 5 years.
- Held offices such as Board President and Vice President.
- CEO of Allegius Credit Union
- Main responsibilities: required Director duties, handle all issues concerning the maintenance and upkeep of the pond.

# Welcome New Neighbors Cont...

- 1556 Admiral Ct. active since 04/06,
- 1537 Cove Trial active since 11/13/06,
- 1332 Essex Dr. active since 11/19/06 and,
- 772 Admiral Dr. active since 02/26/07.

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 increasing property value.

We have all heard of the terrible stories in other communities

where thieves, posed as movers, load their trucks with furniture and the neighbors all watched.

That is the wrong kind of "Neighborhood Watch" and it cost those neighbors in re-sale value.

Let's continue to communicate in

effort to protect our investments.

Give your neighbors some sort of contact information when you are out of town. Call Authorities if cause for concern.

Police Dept 926-7611

Fire Dept- 926-1226

Parks Dept. 921-1687

If you have not met your neighbors yet, it is never too late. Simply drop a welcome card or basket of goodies at their door. Invite them to participate in community events, picnic, and meetings. Invite their children to your child's birthday party.



**SOLD**

## KIDS COVE

Kid's Cove Park is due for a good clean up. All wasp nest will be removed and we will spray. We will also correct area where water settles to cut down on mosquitoes. We also plan to pickup trash on the trail. If you would like to volunteer in helping, call Sharon 219 973-8742



## Annual Community Garage/Yard Sale



It's that time of year again! Time to clean, organize, and make lots of money. Some residents have reported making hundreds of dollars.

It is necessary to register by May 9th so we can advertise the number of participating households.

The fee per household will be \$3.00, used to advertise and offset the expenses of this event. Drop checks and registration form in the box on the front steps of 1294 Port

Cove Drive. Make checks payable to Rebecca Maranto, Former Board President who has volunteered to assist the new board in organizing this event. If you have any questions, call Becky at 395-1518.

There will be a flood of advertising this year as the board will install large visible signs at each entrance and utilize new found ways of advertising this

event. We also have permission to place flyers in many of the local stores and service stations. We are expecting a large crowd this year, so make plans to participate.

*"We are expecting a large crowd this year, so make plans to participate"*

Friday, May 18th & Saturday, May 19th 8am—2pm

Resident Preview Thursday, May 17th, 6-8pm

## The Average Market Time In Porter Cove

The average market time for selling a Porter Cove home is 3 months if represented and advertised correctly. The longest market time in 2006 was over 400 days and bank owned.

The answer is simple, **Exposure**. If you plan to sell, take the correct steps to sell quickly. Select your agent wisely and get as much exposure as possible. Buyers will think something is wrong with the community if they see a lot of

homes on the market. Buyers also feel that long market times reflect the quality of the home. It is important to select the agency that is willing to put all promises in writing.

Many Sellers do not know the first thing about selling their home but it seems easy enough, hire an Agent, right? Wrong! All agents do not share the same knowledge, or specialties, and their experiences vary.

Many Sellers find themselves disappointed after selecting a Realtor

based on Commission rate and frustrated after hiring licensed agents who are friends, relatives or just popular. Sellers should make decisions based on the outcome of the interviews held. There are no short cuts in selling Real Estate or you will get cut short in something, You get what you pay for. Lower commission means less advertising or a cut back somewhere.

Ask for a marketing layout before you make a decision and your home will sell faster.

# YOUR PORTER COVE INVESTMENT REPORT

## How Do I Increase My Home's Value?

### Curve Appeal

Keep your lawn lined, watered and cut. Clean windows, siding and gutters. Trim shrubs, plant flowers if needed. Wash down or paint doors, clean or replace welcome mat.

### Control Smell

Every home has it's own odor that the home owner doesn't notice. Odor distracts buyers and can cost you the sell or dramatically reduce the price. If you smoke, start smoking outside, use air fresheners of natural or fresh baked scents; i.e. apple and pumpkin pie.

### Appearance

Get rid of all clutter especially in the kitchen, bath and garage. Make your home feel as large as possible. Give the appearance that everything has a place.

Do not let buyers see cluttered closets, it gives the impression of small closets, and not enough storage space.

### Neutralize

Take down as many personal touches as possible, i.e. pictures, posters, etc. If your budget permits, put a fresh coat of paint on the walls (Neutral colors only) and replace worn carpeting.

### Upgrade

Ever hear the saying, "It takes money to make money?" Well, it applies when selling your home. Before you list, decide on a budget for upgrades.

The order of upgrades that will increase your home's value are as follows... #1 Kitchen, #2 Bath, #3 Windows, #4 Floors #5 Light switches & fixtures.

kitchens are #1 Sink & Counter tops, #2 arrangement of major appliances, #3 Cabinetry, #4 Floor. Buyers are looking for a convenient cooking area with a spacious feeling.

Order in which most buyers look at bathrooms are #1 Toilette & Floor, #2 Sink & Counter space, #3 Tub & Shower area. Buyers are looking for a relaxing, none cluttered area with zero visibility of grout mildew and zero odor. A serious buyer will pull back the shower curtain.

Keep in mind, Market Value is set by the offers and the homes that sold around yours. Tell your neighbors that you are selling. A good neighbor will keep up their homes appearance. Market studies will help set your asking price.

Call Sharon Jones of 753 Commodore Lane, Realtor and area specialist, for free consultation and Competitive Marketing Analysis reports 219 973-8742.



If You Plant It, It Will Grow

tures.

Order in which most buyers look at



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New User Friendly Website

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