

## Robert Wagner

---

**Subject:** Abe and Wags Laurel Highlands Update 6-2005



You are on the private e-group of Adrienne "Abe" Wagner and Robert "Wags" Wagner, Realtors, of Prudential Preferred Realty, Laurel Highlands Office, Donegal PA, in the Laurel Highlands of SW PA, USA. If this message comes to you in error our apologies, please let us know and we will clear you from this group. *This update is not an attempt to solicit the offerings of other brokers and is for informational purposes only. Properties referred to are those listed or represented by our team and do not represent all properties in market area. All opinions are ours alone.*

Before any substantive discussion about real estate please refer to the PA Consumer Notice, available on our home page at [www.AbeandWags.com](http://www.AbeandWags.com)

June 2005 Newsletter. Stop at our new office and visit when you are here this summer.

In this update:

- 1. Seven Springs: Update on Southwind, water park in 2006.**
- 2. Hidden Valley: Do you know where your master key was last night?**
- 3. Local: Showcase of featured homes. Open houses June 25.**
- 4. State: Go to PAR Capital Briefs page for legislative updates.**
- 5. National: For retirees, one home is not enough.**
- 6. Resort: NAR Chief Economist looks at the second home market.**
- 7. Team News: Wags designated member of CRB.**
- 8. TEK TIP: Tips on using the Internet on this FREE info site.**
- 9. Technology: See your home from space on these sites.**
- 10. Ft. Ligonier: George Washington slept here and left his pistols.**

**1. Seven Springs:** Ground breaking for the [Southwind community](#) at Lake Tahoe happened in May. According to the press release the average selling price is \$475,000 with all 54 townhomes being sold. Buyers of this first phase must be financially well connected as a new community with no comparables is a tough sale for personal mortgages. [Phase II](#) of 57 townhomes will be made available by a lottery on June 25, 2005 at 10:00AM in the Timberstone Room at the resort. Confirmations must be received by June 20, 2005.

It's worth the drive up to see the site preparation and boulders! Sorry, no more trees until the new ones are planted. What a difference in the landscape! The chair lift is to be completed "within the vicinity" for this winter!

Coming to Seven Springs in 2006 is a \$10,000,000 WATER PARK! The park is to include nightly water-fountain shows, a lazy river, and a variety of slides. Visitors were the driving force behind this expenditure! When surveyed they overwhelmingly requested this addition.

If you are curious as to what properties like yours are selling for in 2005 and what the market looks like for this year e-mail [Abe@AbeAndWags.com](mailto:Abe@AbeAndWags.com) or give her a call at 412-897-8535.

**2. Hidden Valley:** Safety First! A recap of an article from the Hidden Valley Foundation Publication reminds you to do a security check on all windows and doors and applies to all homes. Do you know who has keys to your front door, especially if your second home is recent construction or a rental? In addition to this article our involvement with our National Association has brought to our attention serious security issues with MASTER KEYS.

A master key allows builders, subcontractors, real estate agents, and maintenance people to access the home during the building process. The problem is once a home is sold many builders DO NOT change the locks. Sleep soundly, be proactive and safe! If you can't find out if there are master keys still floating around out there for your home change your lock! Keep in mind that if you are in a second home community you may want to leave a key for maintenance in case of emergencies. Report anything strange to Resort security at 814-443-8000.

Just reminding you that Highlands and Four Seasons meet June 18, and Summit Village and South Ridge meet June 25. Call foundation for location and times.

**3. Local:** The value is off the resorts. With phase II of the Southwind project being bid on June 25, we are featuring a showcase of properties in the area that may be an alternative to those who do not win in the lottery. Homes open will be 1901 County Line Road, 2120 Oak Ridge Drive, 5 Deer Ridge Drive, 282 Alpine Heights, and 8125 StoneGate. Hours open will be 12:00 to 4:00. Go to [view our listings](#) for visual tours and photos.

**4. State:** We attend the PA Association of Realtors meetings in Harrisburg to stay ahead of what is coming down the line. Their Capital Briefs page on their website is a great place to see what legislation is in the works influencing real estate. Increasing the property transfer tax is still a hot issue! [Click Here](#) to take a peek.

**5. National:** A recent article in the New York Times (06/09/05) P. F1; Rich, Motoko brings light to trends we have been seeing here the last 2 years. More retirees in hot housing markets are taking advantage of the enormous equity they have built up in their property over the years to cash out and buy not one but two dwellings for retirement, and the two-home trend is expected to grow even further among wealthy baby boomers. The National Association of Realtors reports that buyers 55 years or older accounted for 51 percent of vacation-home purchases in 2004, as the number of secondary properties sold rose 19.8 percent to 1.02 million last year. Developers across a stretch of 10 states from the Northeast and Atlantic Seaboard to parts of the Midwest have responded by increasing the number of age-restricted retirement communities in the region from 60 to 355--or by 500 percent--from 1995 to 2004. Nicolas Retsinas, director of the Joint Center for Housing Studies at Harvard University, adds that the oldest baby boomers turn 60 next year and are "on the verge of retiring wealthier and healthier."  
([www.nytimes.com/2005/06/09/garden/09TURF.html?](http://www.nytimes.com/2005/06/09/garden/09TURF.html?))

**6. Resort Sales:** While attending the National Association of Realtors mid-year board meetings Abe had the opportunity to hear the Chief Economist of NAR speak to the resort committee. He echoes the previous article and forecasts the resort market will continue to be active until about 2015. What is interesting is that the next generation will not inherit as quickly as their boomer parents live longer, and will not have built up the equity that their grandparents did, possibly leading to a shortage of qualified buyers in a then hyper priced resort market.

**7. Team News:** Wags has completed all the course work and has earned the prestigious Certified Real Estate Brokerage Manager (CRB) Designation presented by the Council of Real Estate Brokerage Managers (Council). The CRB is recognized industry-wide as the measure of success for real estate

brokers and managers. Realtors earning the designation have completed a comprehensive program combining experience with management education. Only 7000 members of the over 1 Million Realtors hold this designation. In addition he holds the CRS, GRI, e-PRO, and RECS designations.

**8. Tek Tip:** This free site offers tutorials and all kinds of information on using the power of the Internet, e-mail, search engines and more. Just go to [www.Learnthenet.com](http://www.Learnthenet.com) for more.

**9.WOW Factor:** These two sites offer you free watermarked views from outer space. See your home or get a map of the area. Go to [TerraServe](#) or [GlobeExplorer](#) for a look at the world only technology could bring us. PS, a lot of the US photos are from Russian "mapping" satellites. And you thought they weren't looking!!

**10. Summer Fun off the beaten path:** Each year we take a tour with the Laurel Highlands Visitors Bureau that takes us to many places we just don't take the time to visit. Go to the [Local Activities](#) page of our web site for a quick read on many fun things to do that you probably didn't even know where here! First on our list is the Fort at Ligonier. Not only did George Washington sleep here, he left his pistols and hand written memoirs behind. Check out the reproduced full scale cannons. Too cool.

**REALTORS For the Seasons of Your Life,**

Adrienne "Abe" Wagner Associate Broker

CRB, CRS, GRI, e-PRO, OA, RECS, SRES

Robert "Wags" Wagner

CRB, CRS, GRI, e-PRO, OA, RECS

Prudential Relocation/ Fine Homes/ Developments

Prudential Preferred Realty

3802 State Route 31 Suite 1

Donegal PA 15628

Office 800-419-7653

Fax 724-593-6123

e-Mail [rwagner@topproducer.com](mailto:rwagner@topproducer.com)

Web Site: [www.AbeandWags.com](http://www.AbeandWags.com)

