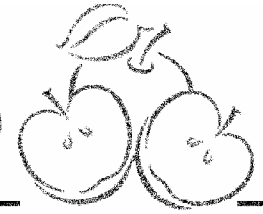


THE Applecore



The Neighborhood Newsletter for Applewood Heights

Newsletter
Published

August 2, 2006

Applewood Heights

Board Members:

Karen Goughnour	331-2455
Steve Felici	592-2962
Bev Muffly	339-7341
Jim Kusek	331-4247
Mike Czarnick	597-6441
Robyn LaMar	884-4321

Annual
Meeting

Please mark your calendars now for the upcoming annual Applewood Homeowners Association meeting. It will be held @ 7 p.m., on Wednesday, November 1, at Hitchcock Elementary Grade School. Letters will be sent to each resident formally inviting them to the meeting. Additionally, please join me in welcoming a long time Applewood resident, James Kusek, to the board to fill the immediate vacancy of Will Osborn due to job relocation—special thanks to Will for his time on the board!

What's New in the Neighborhood?

Annual Neighbhood Picnic: Mark your calendars now for the annual Applewood Heights Homeowners Association picnic. The date has been set for Saturday, September 9, from 6 p.m.—11 p.m. at the Applewood Heights Park located at 108th and Washington Streets. The meat, beverages and place settings will be provided as in the past. Please bring a side dish to share with other homeowners. In order to provide a variety of food, please bring a food item from the category below based on the first initial of your last name: A—H Salads
I—O Desserts
P—Z Chips

If you have any questions, or would like to help in any way, please contact Steve Felici @ 592-2962 or Mike Czarnick @ 597-6441. Reminder signs will be posted at all entrances to Applewood as a friendly reminder.

Perimeter Fence: The boards which were replaced around the perimeter of the Applewood area have been stained. The color is a little darker than the other boards due to fading by the sun of previously stained boards. Additionally, the weeds and vines growing up the fencing will be removed in the next couple of weeks. Trees are also hanging over the fence and will be trimmed back to prevent any damage to the fence and to also improve the appearance of Applewood Heights. If you live along the perimeter fencing area and have any concerns about the trimming, please contact Karen Goughnour at 331-2455 by no later than August 14, 2006.

Island Entrances: The Applewood Heights board is currently in the process of getting bids for a watering service to help keep the islands looking beautiful. The islands are really suffering from the lack of rain this year. Although we do have several volunteers who help water and care for the individual islands and neighbors next to the islands who have helped donate water, it is simply not enough to keep the plants on the islands properly saturated. Funding to pay for this watering will be taken from the landscaping budget approved at last year's annual board meeting. Volunteers will continue to oversee the island maintenance. Thanks to all who have generously donated their time and/or water. If you have suggestions for the island areas, please contact Jim Kusek at 331-4247.

Completed Neighborhood Events

Independence Day

Updates: The weather was perfect for the Independence Day Parade on July 2, and there was a good attendance again this year. As a friendly reminder regarding fireworks, please remember to be considerate of your neighbors by cleaning up any fireworks on the street and back yards.

Garage Sale: There was quite a crowd in Applewood again this year for the annual neighborhood garage sale despite the fact that the Omaha World Herald inadvertently did not run the advertisement for all four scheduled dates. Thank you to those who notified me of the discrepancy. The Omaha World Herald has been contacted and a full credit has subsequently been issued to our association.



If you live in the neighborhood and have an interest in connecting with people who have musical talents of their own, grouping together some time to play and have fun enjoying music, please send an e-mail to Rick and Karen Vroman at vromanlaw@cox.net. This might be a great way to get to know your neighbors and share common interests.

Remodeling?

If you are planning an addition to your home, or considering adding an in-ground pool, be sure to contact Roger Martz at 331-9229 so he can provide architectural approval. This is a covenant requirement. There is no charge for this service and it will assure you that covenant requirements are met. Above ground swimming pools are prohibited.

Several home improvement projects both interior and exterior require city permits. To avoid being fined, simply e-mail J. Davis @ jdavis@ci.omaha.ne.us before starting a project.

Covenants for Applewood Heights can be found on the web site at www.applewoodhoa.com. Please refer to these before starting a home improvement project.

Lost & Found

If anyone found a golf club recently at the Applewood Park, please contact Ron Sagehorn at 331-7923. Thank you.

Neighborhood Safety Concerns

Burglaries — There have been several garage break-ins within the neighborhood. Please make sure you keep your garage doors shut even when you're home. Some break-ins have occurred while homeowners were working on their back yards.

Child Safety — With Millard Schools starting on August 14, please remember to program your sprinklers so they're not running between 8:00–8:45 a.m. and 3:30–4:00 p.m. This will allow the elementary aged students to walk on the sidewalk and not in the street.

Web site — As a helpful tool to homeowners, please visit the registered sexual offenders web site @ www.familywatchdog.com. Being an informed parent will help you provide safety for your children. Please take advantage of this website as some offenders are listed for surrounding neighborhoods of Apple-

—Advertising—

Please support our local merchants who have advertised in this newsletter.

Please note that the "Milk 2You" firm will be providing the Applewood Homeowners Association with a 5% "kick-back" for all sales generated in our neighborhood.

If you'd like to advertise in the Applecore, please contact Bev Muffly at 339-7341.

Applewood Web Site — If you're not yet registered on the Applewood Heights web site, please take a few moments to do so @ www.applewoodhoa.com. This site will provide you with information on covenants, newsletters, minutes from meetings, and contacts.

APPLEWOOD HEIGHTS HOME OWNERS Association

&

MILK2YOU



- ✓ "FRESH" dairy & related products home delivered weekly
- ✓ order only what you need from week to week
 - ✓ over 150 foods to choose from
 - ✓ no contracts or anything to sign
 - ✓ weekly specials
 - ✓ everyday value

Milk2you will donate back to **our** association **5% of every purchase** our residents make until the end of 2006!!

Remember the milkman? He's back!
To get started call: 339-MILK (6455)
www.milk2you.com



Jan Kramer's Applewood Heights Real Estate Report



Cell: 980-2502 Voice Mail: 697-4074 E-Mail: Jan.Kramer@cbshome.com

The Truth About the Market

There has been more than a little chatter in the media and in the coffee shops about the state of the housing market. Here are the facts for the Omaha metro area.

2006	Listed in June	2005
Available: 1,746		Available: 1,563
Average Price: \$205,618		Average Price: \$197,809
Average Market Time: 20 Days		Average Market Time: 20 Days
2006	Listed Jan. 1 - June 30	2005
Total Homes: 9,979		Total Homes: 8,791
Average Price: \$204,363		Average Price: \$203,433
Average Market Time: 21 Days		Average Market Time: 22 Days
2006	SOLD Homes Jan. 1 - June 30	2005
Total: 5,066		Total: 5,087
Average Sale Price: \$180,006		Average Sale Price: \$177,909
Average Market Time: 59 Days		Average Market Time: 53 Days

A total of 9,971 homes were offered for sale in the first six months this year, up 1,188 from the 8,791 homes offered in the first six months of 2005. Average price of these homes was \$204,363 this year, up less than 1 percent from last year's \$203,433.

Average market time for those homes stood at 21 days this year, one day less than last year's 22 days.

Through June, 5,066 homes had sold this year, down only 21 homes from the first six months last year. And the average sales price of \$180,006 in the first six months of 2006 was up 1.7 percent from the same period of 2005, according to the Great Plains REALTORS® Multiple Listing Service.

The average market time for sold homes in the period last year was 53 days, this year it's six days longer at 59 days.

The bottom line: Priced right, homes in the Omaha metro area are selling at prices averaging 98.35 percent of asking price and they are selling in less than two months.

Technology Transforming Real Estate Market



Technology is transforming how Americans buy and sell homes in unexpected ways, including how they work with real estate agents and brokers, according to one of the largest surveys of real estate consumers ever conducted. The study was released by the National Association of REALTORS®

Nine out of 10 home buyers use a real estate agent in the search process, but use of the Internet to search for a home has risen dramatically, climbing from only 2 percent of buyers in 1995 to 77 percent last year.

When asked where they first learned about the home purchased, 24 percent of buyers identified the Internet, up from 15 percent in 2004 and only 2 percent in 1997.

The survey shows 81 percent of buyers who use the Internet to search for a home purchase through a real estate agent, while 63 percent of non-Internet users buy through an agent.



Applewood Heights Real Estate

CBSHOME Real Estate is involved in 41% of the reported neighborhood listings or transactions, as indicated by ▲. List prices shown on active or pending. Sale price on solds. Data based on information from Great Plains REALTORS® Multiple Listing Service Inc.

Available Homes	
6434 S. 107th St.	\$199,900
10217 Polk St.	210,000
10415 Washington Dr.	225,900
10413 Jefferson Cir.	229,000
6315 S. 104th St.	238,900
10295 Washington Dr.	244,000
10271 Washington Dr.	250,000
▲ 10325 Madison St.	269,900
6506 S. 102nd St.	278,500
10241 Polk St.	279,000
▲ 10251 Monroe St.	299,950

Sales Awaiting Closing	
▲ 6218 S. 107th St.	199,500
Closed Home Sales	
6303 S. 104th St.	177,500
▲ 10631 Monroe St.	225,000
10528 Y St.	230,000
10309 Polk St.	235,000
▲ 10287 Washington Dr.	237,000
▲ 10447 Madison St.	237,900
10236 Monroe St.	242,000
▲ 10234 Madison St.	242,650
▲ 6133 S. 102nd St.	257,000
▲ 6605 S. 102nd St.	275,000

Need A Little Help?

Jan is always available to provide you the services of a notary public, at no charge, of course. She's also ready to answer your real estate questions or to provide you with a professional market analysis on the value of your Applewood Heights home.

Call Jan at 980-2502.