

At Home In Coral Bay

A Real Estate Newsletter By Eddie Velie Real Estate Svcs.

CDD Shorts: I missed the last CDD meeting due to being out of town. The CDD Board and the management company appear to be making progress, albeit slowly. In place of this regular feature, I am publishing my "mini resume" to give credibility and validity to my writings in this community service news letter. **CDD Shorts: will return next month.**

MY MINI RESUME

EDUCATION

- MA in Human Resource Management, with Distinction Honors, Hawaii Pacific University, Honolulu, HI
- Wrote thesis in 1996 titled: "Human Resource Management on the WWW" (Search YAHOO for Eddie Velie)
- Thesis survey, "Impact of the WWW on HRM," drew International attention – Still on YAHOO after 10 years! ☺
- BS in Business Administration, Specializing in **Computer Business Information Systems**, Wayland Baptist University
- AS in Business Administration
- AS in Logistics, Community College of the Air Force
- FAA certificate - Private Pilot
- PADI Cert Adv Open Water
- Licensed Real Estate Agent Graduate, Create 21, Agent Training, March 2006

COMMUNITY SERVICE

- Committee Chair, Cub Scout Pack 836, Margate, FL
- Treasurer, Margate Elementary Parent Teacher Association
- Secretary, of my HOA
- Volunteer Teacher, C21 Tropical Springs ☺

Unfiltered
Coral Bay News
 Get this newsletter in full color
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A Custom Creation

For many people the chance to own a custom-built home is a dream come true. The opportunity to hand-pick everything from the layout to the faucets ensures that the home will reflect your personal style and the personality of your family.

But there is another option. Some first-time buyers are borrowing from their parents. Of course this option is not feasible for everyone, but for those in a position to do so, it can be the key to making home ownership a reality.

However, such an undertaking does require some special attention. Here are four things you need to consider.

1. Choose a neighborhood and community that will support your investment. In other words, you do not want to build in an area where your home will seem out of place. Such homes are very difficult to sell.

2. Thoroughly research the builder or contractor you hire. This person will be one of the most important people in your life once the project is underway. Take the time to research any complaints against the company. Only hire a company or professional that is highly recommended and is known for superior work.

3. Complete a full financial analysis well before you sign a contract of any sort. You want to be 100 percent sure you have the funds to finance such an undertaking. Not only do you need to plan for expected expenses, but make sure you have money for surprise

pany such projects.

4. Be prepared for delays. Even the most reliable contractor cannot guarantee that a project will be completed on schedule. The weather, permits and sub-contractors are just a few factors that can influence the timetable.

WE NEED YOUR HELP!

PARENTS: Do you know where you teens are? Vandalism continues to plague our community in the form of graffiti, and destruction of public property. Even if your kids are not guilty, PLEASE STRESS TO THEM TO PASS ON TO THEIR OTHER FREINDS THAT **IT COSTS MONEY FOR ALL OF US IN THE FORM OF HIGHER TAXES, MAINTENANCE FEES, INSURANCE, RENT, .AND PROPERTY VALUES.** Owners will literally get less of an offer to purchase because of the damage.

PLEASE HELP!

Landscaping Improvements Pay Off

Money spent sprucing up the yard with trees, shrubs, lighting, and patios is well spent -- especially when it comes time to sell the home, a new study says. The report, by Arbor National Mortgage, found that 84 percent of real estate professionals believe a house on a treed lot would fetch at least 20 percent more than one on a lot without trees. Another of the company's surveys suggested that while shelling out for top-of-the-line landscaping may only bring in an additional 4 percent to 5 percent, spending minimal amounts has a penalty. Home with average landscaping sell for 20 percent more than homes with just fair landscaping. Source: Orlando Sentinel, Lew Sichelman (6/11/06)
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costs that almost always accom

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MLS STATISTICS

What's Next?

Most of this article is derived from a reorganization of stats produced monthly by the Realtor Association of Greater Fort Lauderdale (RAGFL). I reorganized the numbers to look at the trends. The numbers trend clearly show that buildup may be slowing and almost over but the fall out has not yet been realized.

The people that will be hurt the worst are the people in a position of being forced to sell. These people are the ones with variable rate mortgages, people who already signed a contract to buy somewhere else, people who have to move due a job change or loss, etc. These sellers will be forced to lower prices because the homes are taking longer to sell and the buildup has created lots of competition.

Qualified buyers are in the driver's seat. For condos, there was 13 for sale for every closing during the month of May 2006. For single homes, there was 11.8 homes to look at for every buyer.

Welcome to the new normal. The inventory is larger, the buyers are fewer, gains are less, interest rates are higher, and expected to go up even further. As rates go up, those ready will benefit from the foreclosures of the many variable rate mortgages that were sold the last few years to fuel the boom.

Prices will stay level but probably drop. Housing is not subject to the same economic laws as other products. The micro view says values should decline. The macro view disagrees because Florida has a net gain for about 600 people per day and our county is out of land to expand. Housing is not a liquid asset. It takes time to liquidate and time for the market to react to pressures mentioned above.

Sorry, but there is no crystal ball answer but you can see the trends. :-)

Helping Your Garden Beat the Heat

The landscape that surrounds your home could possibly be one of the biggest investments made to improve its appearance, especially if professionally plotted and planted. There is a lot you can do to protect that valuable investment from the searing sun and soaring temperatures that the summer months will ultimately bring.

If you are starting to plan a landscape project, begin by choosing plants that work best in your particular climate. Although most local nurseries will stock plants that are hardy in your climate, you may have to refer to a climate zone map to find out which trees, flowers and shrubs work best. A climate zone map divides the country into several zones, linking areas with similar climates. Be sure to choose only those varieties that grow best in your area and remember to take into consideration the sun and shade exposure of your property.

While some plants have a natural ability to tolerate the heat, even established landscapes with hardy plants can suffer without proper care and maintenance. Watching for warning signs, like wilting, dull or curling leaves or flowers and shriveling buds, can save a plant from succumbing to the elements.

If plants wilt regularly in hot weather, create shade in your garden by planting trees or shrubs or by adding structures that provide coverage. Add organic matter such as compost, manure or grass clippings to soil, especially in dry shade areas, to help retain moisture. Water plants thoroughly in the morning hours to reduce evaporation and since plants under stress use fertilizer less frequently, limit the amount of fertilizer or apply a slow-release granular variety.

DID YOU KNOW?

You are entitled to one FREE credit report per year from all the credit bureaus? This is not a gimmick or credit monitoring service. Click Here: annualcreditreport.com

Tips for a Healthy Lawn

A healthy green lawn is a true asset to any home. It is easy to create conditions for your grass to thrive if you'll think about lawn care as a preventive health care program. It is much easier to prevent lawn care problems, such as weeds, insect attacks and diseases from occurring than to treat these problems later.

Develop healthy soil by combining a mixture of clay, silt and sand. Test it periodically to see if it needs organic matter or the PH level needs adjusting.

Choose a grass type that is conducive to the climate. Understand each type of grass's tolerance to watering, pest controls, tolerance of shade and degree of wear.

When mowing your lawn, make sure the lawn is high, the frequency is often and the blades are sharp. Water slowly and not too often. Only water a lawn when it really needs it and then water deeply and slowly. Trickle irrigation or soaker hoses used in the early morning hours are the best options.

While most teenagers detest mowing the yard, lawn care can be a fun and valuable family activity, especially when it culminates with a backyard cook-out filling the hungry tummies of workers admiring their accomplishment. It's what summer is all about!

**JOIN US FOR AN OPEN HOUSE ON JULY 1, 2006 10-4 PM
I LOOK FORWARD TO MEETING YOU.**

Elegant Strength - Hurricane Resistant Home



6256 Harbor Bend, Margate

This 4/2.5 beautiful home has a full sized fenced yard with sprinklers. Bldg codes changed after Andrew to near strongest in US. Feel safe & enjoy life. Please see our virtual tour from link on C21.com. Call me for easy private viewing. **Open house 7/1/06 from 10-4.**



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If you would like your home evaluated for **FREE** and no obligation,
Call me to make an appointment around your schedule.

	Single Family Homes						CONDO / TOWN HOMES					
	SUPPLY			DEMAND			SUPPLY			DEMAND		
	Single Family Homes For Sale	% Change Over Previous Month	% Change Over Previous YEAR (04/05)	# of Single Family Home Closings	% Change From Previous Month	% Change Over Previous YEAR (04/05)	Condo / Town Homes For Sale	% Change Over Previous Month	% Change Over Previous YEAR (04/05)	# of Condo / Town House Closings	% Change From Previous Month	% Change Over Previous YEAR (04/05)
Jun-05	2686	11%	-9%	1071	10%	-16%	2730	7%	1%	1379	-6%	-6%
Jul-05	3007	12%	3%	1038	-12%	-25%	3026	11%	18%	1137	-12%	-6%
Aug-05	3323	11%	14%	1139	10%	-16%	3525	16%	44%	1159	2%	-13%
Sep-05	3937	18%	34%	882	-23%	-18%	4309	22%	76%	1023	-12%	-5%
Oct-05	4539	15%	54%	875	-1%	-16%	5138	19%	95%	1139	11%	7%
Nov-05	4987	10%	71%	623	-29%	-39%	6027	17%	126%	811	-29%	-21%
Dec-05	5465	10%	102%	593	-5%	-38%	4987	-16%	156%	756	-7%	-28%
Jan-06	6287	15%	137%	583	-2%	-20%	8291	19%	195%	746	-1%	-20%
Feb-06	7304	16%	192%	615	5%	-37%	9521	15%	253%	774	4%	-34%
Mar-06	8109	11%	311%	649	6%	-32%	7304	-11%	311%	769	-1%	-34%
Apr-06	8838	9%	280%	746	15%	-32%	11490	9%	361%	923	20%	-30%
May-06	9537	8%	295%	808	8%	-25%	12297	7%	383%	944	2%	-32%

Month	SINGLE FAMILY HOME PRICES						CONDO / TOWN HOME PRICES					
	Average Sale Prices			Median Sale Prices			Average Sale Prices			Median Sale Prices		
	Average Sale Price	% Change From Previous Month	% Change From Previous Year (04-05)	Median Sales Price	% Change From Previous Month	% Change From Previous Year (04-05)	Average Sale Price	% Change From Previous Month	% Change From Previous Year (04-05)	Median Sales Price	% Change From Previous Month	% Change From Previous Year (04-05)
Jun-05	483,197	7%	33%	379,000	8%	35%	241,614	0%	38%	198,000	5%	43%
Jul-05	498,053	3%	44%	38,490	2%	30%	244,935	1%	43%	200,000	1%	38%
Aug-05	481,325	-3%	37%	390,000	1%	32%	250,117	2%	41%	200,000	0%	40%
Sep-05	464,032	-4%	24%	380,500	-2%	28%	251,078	0%	45%	205,000	2%	46%
Oct-05	457,241	-1%	24%	365,000	-4%	25%	243,078	-3%	38%	199,000	-3%	37%
Nov-05	507,281	11%	34%	395,000	8%	34%	253,621	4%	35%	193,000	-3%	30%
Dec-05	473,925	-7%	18%	379,900	-4%	25%	236,050	-7%	26%	194,950	1%	30%
Jan-06	492,858	4%	26%	379,900	0%	25%	244,621	4%	23%	202,250	4%	27%
Feb-06	467,927	-5%	17%	355,000	-7%	14%	264,460	7%	31%	215,000	6%	36%
Mar-06	483,560	3%	15%	375,000	6%	17%	257,831	-1%	14%	205,000	-5%	19%
Apr-06	465,328	-4%	-3%	354,300	-6%	4%	247,934	-4%	5%	210,000	2%	18%
May-06	474,725	2%	5%	365,000	3%	4%	255,572	3%	6%	209,250	0%	11%

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THIS MONTH

- CDD Shorts—Resumes next month
- MY MINI RESUME
- A Custom Creation (buyers)
- MLS Statistics—What's next?
- Helping your Garden Beat the Heat
- Tips For A Healthy Lawn
- Landscaping Improvements Pays Off
- SE Florida MLS Statistics

NEXT MONTH

- CDD Shorts—
- Real Estate Taxes—CDD avoidance of FL Constitutional “Save Our Homes Act”
- Your Credit Report—It Could Cost or Save You HUNDREDS OF THOUSANDS OF DOLLARS!
- Home Security
- Much More —

Get your water deposit refunded?

Click Here: [City Of Margate Utilities](http://www.cityofmargate.com/utilities)

Scroll all the way to the bottom of the Print and fill out the PDF file form and mail it in. After one year of no late payments, you can get the deposit refunded. Why let the city hold your money interest free?

Sign up to receive this via e-mail. It may not always arrive via snail mail. You will be glad you did. It can save or make you money. For example: get 20% more when selling with better landscaping. See “Landscaping Improvements Pay Off” (Pg 1). VelieRealEstate.com



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MY GUIDING PRINCIPLES:

- Professionalism
- Honesty
- Fairness
- Accountability
- Skill
- Care
- Diligence and
- Confidentiality!

Articles and opinions here in do not necessarily reflect the opinions of Century 21 or its franchises.