

ECHOES FROM THE LAKE

INDIAN LAKE REALTY INDIAN LAKE MARINA

814-754-4224 ISSUE 2 814-754-4774

June 2002

INDIAN LAKE REALTY MARKETING PLAN

1. Submit your property to the Multiple Listing Service.
2. Submit copies of your listing to our company sales staff for their potential Buyers.
3. Tour your property with our professional Sales Team.
4. Promote your property at our Real Estate Board Meeting to create maximum exposure to the other Agents in the area.
5. Develop a list of features and benefits of your property for the cooperating Agents to use while showing the property to their potential Buyer.
6. Suggest and advise you as to any changes you might want to make in your property to make it even more marketable to the Buyer.
7. Constantly update you as to any changes in current market conditions.
8. Canvas the surrounding neighborhood.
9. Add additional exposure through a professional sign.
10. Hold Open House when possible.
11. Advertise when and where necessary.
12. Prequalify when possible all prospective Buyers.
13. Make you completely aware of all the various methods of financing that your Buyer may want to use.
14. Have the cooperating Brokers in the area tour your property.
15. Provide on a monthly basis for the cooperating Brokers a list of the features and benefits of your property.
16. Follow up on the salespeople that have shown your property to their prospective Buyers.
17. Assist you if necessary in arranging interim financing.
18. Deliver a copy of all advertisements that may have been published.
19. Represent you during the presentation of all contracts by Agent and help you in negotiating the best possible price and terms on your property.
20. Handle all follow up and keep you informed after the contract has been accepted on all closing procedures.
21. Deliver your check at the closing!

Indian Lake Transfers (Since our last publication)

Syracuse 128

Lake Properties, Inc. to Charles Kerrigan to David P. Lentz - Donald C. Newman - Shawnee 1 & 2

Donald Wonders to Robert T. Rohlf - West Airpark 152

Aalbert Slingluff to Gary P. Bastin - Chickasaw 119
J.R. Magruda to Norman Thompson - East Fairway 273 & Fairway 8

The above information has been taken from newspaper publications and has not been verified.

Current Properties Listed by: Indian Lake Realty

113/114 Peninsula Drive (L)	\$ 12,000
25 Fairway East (L)	\$ 23,500
34 Airpark Drive (L)	\$ 25,000
93 Fairway (L)	\$ 29,900
28 Lakeshore Road (L), Friedens	\$ 47,500
419 Delaware Path	\$139,000
305 Airpark Drive	\$154,000
137 East Fairway Road	\$169,500
408 South Shore Trail	\$175,000
507 Mohawk Circle	\$185,000
876 Lakeshore Road, Friedens	\$269,000
239 Dakota Lane	\$315,000

PENDING:

18 South Shore Trail (Wenatchee) (L)	\$ 12,000
786 South Shore Trail	\$ 59,900
1461 Shaffer Mtn Rd (L)	\$ 65,000
1460 Peninsula Drive	\$128,500
3 & 5 Ithaca (L)	\$ 69,000
220 E. Main, Stoystown	\$ 99,500
899 Huckleberry Highway	\$139,900
409 Delaware Path	\$149,000
115 Syracuse Lane	\$169,900
326 Lakeshore Road, Friedens	\$225,000
1705 Peninsula Drive	\$298,000
1171 Peninsula Drive	\$310,000
1543 Peninsula Drive	\$399,500

Indian Lake Realty

814-754-4224

www.indianlake realty.com

Scott Swank	Broker/Owner
Brenda Wasson	GRI/Realtor
Dave Wood	Realtor
Gerald Yock	Realtor

INDIAN LAKE PRIVATE GOLF CLUB

The Indian Lake Golf Club is now open for public play 7 days a week. Please call for tee times. 754-5601.; Daily rates \$25 greens fees and cart. Weekend rates \$40 greens fees and cart.

Lunch is served daily from 11:00 am – 2:00 pm

Fourth of July Holiday weekend we will be having brunch on Saturday the 6th from 8:30 – 11:30 am. We will be serving made to order omelet's, pancakes, bacon, fruit and beverages - \$7.00. Reservations appreciated but not required.

234 SOUTH SHORE TRAIL, CENTRAL CITY, PA. 15926

FAX 814-754-5299

WE'VE ALL HEARD OF STREAKING—BUT CARPET STREAKING????

In a recent issue of a real estate publication I came across an article on carpet streaking which was new to me and thought I would share this trivia with you. According to this article, carpet streaking is permanent, dark staining near baseboards, air registers, under doorways and in other areas where moving air filters through rug fibers. Streaking caused by carbon soot can come from inside or outside the house permanently marking the carpet and cannot be removed. Carbon soot is a particulate matter made up of very small particles and can come from sources such as leaky furnaces, gas ranges, fireplaces, and cigarette smoke and one of the biggest culprits—candles made of low-quality paraffin and those using oils for scent. Candles inside glass jars produce more soot since less oxygen reaches the wick. To test if a candle produces carbon soot, burn it on top of a turned on television and after several hours, wipe the screen with a clean, white cloth or tissue. To avoid carpet streaking you should choose carpet not too light in color, keep soot sources out of the house (choose your candles wisely); prevent pollutants from entering the house; prevent air from passing through the carpet by providing a continuous air barrier such as plastic sheeting or sealed sub floor. There are other solutions to avoid the streaking problem such as caulking or sealing baseboards before applying trim and installing carpeting; use a high efficiency filter on the furnace; install a perimeter of hardwood flooring around carpets. Now really, with all the other things to worry about around your house who would have thought "streaking" would be one of them?

As we head into another summer at beautiful Indian Lake I look forward to seeing you both on and off the water!

Brenda Wasson, GRI
Indian Lake Realty

Off: (814-754-4224; Res: (814-754-5821)

Brenda@indianlakerealty.com

This letter is provided to you as a public service by Indian Lake Realty and Indian Lake Marina.

GENERAL SERVICES

Beauty Shop	
<i>Erica's Salon</i>	267-6189
Carpet Installation & Cleaning	
<i>Ron Custer</i>	267-5731
<i>Orie</i>	754-4153
Disc Jockey	
<i>"Z" Man</i>	754-4330
Dock Repair, Etc.	
<i>Carl Chapman</i>	754-4882
<i>Indian Lake Dock & Pier</i>	754-5069
Glass Solarizing	
<i>Mark Fetsko</i>	754-1304
House Cleaning	
<i>D Creamer</i>	267-3272
<i>M Custer</i>	754-4044
<i>A Rissel</i>	754-4036
<i>C Robson</i>	467-6655
<i>B Thomas</i>	754-8160
<i>S Welch</i>	754-5989
Insurance	
<i>Gerald Yock</i>	467-5998
STATE FARM:	
<i>Bryan Bozovich</i>	443-1070
<i>W. Jeffrey Carey</i>	267-6452
Lawn Care	
<i>T. St. Clair</i>	754-8272
<i>Walker Lawn & Garden</i>	267-5160
Mower/Blower	
<i>Duppstadt's</i>	754-4400
Oriental Rug Cleaning/Repair	
<i>Mary Lou Pelin</i>	733-2650
Painting	
<i>R & R Painting</i>	754-1454
<i>Tom Tweardy</i>	267-3214
Pharmacies:	
<i>Penn Laurel Pharmacy</i>	754-5717
Plumbing	
<i>D Brant</i>	445-5938
<i>R Friedline</i>	443-9472
Retaining Walls & Sidewalks	
<i>RAM Sales</i>	269-9597
Specialty Shopping	
<i>Walker Room</i>	443-3379
Taxidermy	
<i>Northwood School of Taxidermy</i>	893-5386
	754-5783
Yard Work	
<i>Nancy Hoover</i>	754-5493
<i>TLC</i>	893-5210
<i>M Duppstadt</i>	754-4400
<i>Jess Gerula</i>	754-4080

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Fax 814-754-5299

INDIAN LAKE MARINA
814-754-4774
Fax: 814-754-4588

It's finally summer, and we're looking forward to a good boating season! Our hours are as follows: Sunday thru Thursday from 8:00 am to 5:00 pm; 8:00 am to 6:00 pm on Friday and Saturday.

Most of you have your own gas card that enables you to pump gas at any time of the day or night. If you don't have one, stop by the office and pick one up.

The Fourth of July is fast approaching, and we'll be having an "Open House" at the Marina on Saturday, July 6 from Noon until 6:00 pm. Refreshments will be provided. Stop by and spend part of your day with us!

Some of you have trailers here at the Marina. I would appreciate it very much if you would stop by and identify yours. Some of these have been here for quite some time, and we would like to be able to tag them properly with your name.

Wishing you and yours a "Happy and safe Boating Season".

Jim Brant

For Sale at the Marina
2003 Bennington's:

- 2275LX Charcoal
- 2050 RL Wineberry
- 207L Wineberry
- 205L Twilight
- 185L..... Sage

Malibu:
 Sunsetter Lxi 325 Efi

New Glastron's:

- (2) SX195 4.3 Volvo Red
- (2) SX175 4.3 Volvo Blue
- (1) GX205 5.0 Volvo Blue

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Used Pontoons

- 1999 Bennington 2575LX 50 HP Loaded
- 1994 Harris Royal Heritage 3.0 I/O 28'

Used Sport Boats

- 1990 Harris Flote Dek 18' 205 OMC
- 1986 Celebrity 21 BR 454
- 1988 Ski Nautique 351 Trl
- 1996 Mariah 21' BR 350 Mag Trl

Used PWC

- 1995 Tigershark 72 HP
- 1993 Sea Doo XP 70 HP
- 1997 Tiger Shark 62 HP
- 1997 Tiger Shark 90 HP

Used Trailers

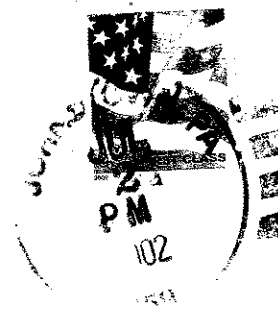
- 2000 Boatmate Ski/Single/No brakes
- 1995 Invader 16' Nice
- 1989 E Z Loader 3000 LB 19'
- 1996 Triton Lite PWC DBL
- 1996 Triton PWC DBL

INDIAN LAKE MARINA IS PROUD TO ANNOUNCE THAT WE ARE NOW A YAMAHA DEALER AND THE WAVERUNNERS ARE ON THE TRUCK AND READY FOR DELIVERY!. WATCH FOR THEM ON DISPLAY AT THE MARINA WITHIN THE NEXT FEW WEEKS!!

<<Note: All the new boats listed above will also be arriving within the next few weeks!>>

Indian Lake Realty
237 South Shore Trail
Central City, PA 15926

Address Service Requested



INDIAN LAKE REALTY



**FAVORITE PHONE NUMBERS
PLACE NEAR YOUR PHONE FOR EASY ACCESS**

Indian Lake Marina	754-4774
Indian Lake Realty	754-4224
Scott Swank, Broker/Owner	754-4224
Brenda Wasson, GRI, Realtor	754-5821
Dave Wood, Realtor	267-3470
Gerald Yock, Realtor	754-5765
Indian Lake Resort	754-4975
Indian Lake Boro Office	754-8161
Indian Lake Golf Club	754-5601
Indian Lake Golf Resort	754-GOLF
Carl Chapman	754-4882
Nancy Hoover	754-5493
Razor's Edge Style Salon	754-5970
Erica's Salon	267-6189
Al Diehl (Anglers Club)	754-4631