



Lincoln Log



Winter 2014

Published quarterly for members of the Lincoln Village Community Association

MORE BLIZZARDS ON THE WAY?

IN THIS ISSUE

Snowed in? Keeping Lincoln Village streets plowed is big job

By Don Miller, Maintenance Committee Chair

With winter just around the corner, I wanted to let you know about the snow removal process in Lincoln Village. As you may be aware, we use a snow removal contractor.

To help things go smoothly this year, I thought I'd pass along a few things to remember to help our contractor keep our streets plowed and passable.

1. Keep your car off the street when snow is predicted. Our snow removal contractor can't do a good job of clearing the street when people leave their cars there. If there are cars in the street on both sides of the road, he risks hitting them with his plow. These conditions also cause his snowplow to slow down and make it harder to move heavy, wet snow.

2. Don't blow your driveway snow back into the street. Cars drive over this snow, which then freezes and

packs down. When the contractor plows, he hits these hidden frozen bumps and it breaks a shear pin designed so that the snowplow itself doesn't break his truck frame and axle. When this happens, he is out of service until it is fixed—and it costs a lot of money and aggravation. I know LV residents get upset when their driveways get plowed shut, but we do not have enough money to clean out every driveway. It would take a tremendous amount of additional time and money to do this, and no other association does it.

3. Stay off cul-de-sacs in particular. Cul-de-sac congestion is a tremendous headache for our snow contractor. The landscaped area in the middle of the cul-de-sac provides a place to put some snow. However, if cars are left in this area, he has almost nowhere to push the snow. Last year, our contractor

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Board report: annual meeting

Lincoln Village held its annual meeting September 13, and the board received helpful comments about various projects. President Monte Winebrenner shares what else the board's discussing recently.

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Holiday shipping tips from a pro

LV resident and packing pro Steve Hallien knows how to ship a sleigh full of holiday gifts. Check out his tips on how to save money and get your gifts there intact.

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Keeping Lincoln Village streets plowed

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refused to plow a street where cars were parked on both sides. He didn't want to hit the cars, and had no place to push snow to the end of the street and then have room to turn around.



Don't be this guy. Park off the street when snow is forecasted.

When I told these residents why their street didn't get plowed, conditions improved dramatically next time.

4. Watch out for your older and sick neighbors.

When the weather turns to blizzard conditions and extremely cold, be a good neighbor. Clear their driveway so that they can get in and out in an emergency.



5. Pay attention to emergency travel warnings. When they say DO NOT TRAVEL, it means stay off the roads so snowplows can clear the main arteries for safety reasons (fire, police and ambulance service). The last thing safety personnel want to do is rescue people who get stuck in the snow because they had a hankering for pizza!

Here's how I interact with the snow removal contractor. After listening to the weather reports, I call the contractor and we strategize when they will be in our neighborhood. Contractors usually have multiple commercial and residential jobs, and there is a pecking order. Older customers are usually serviced first, but it could also depend on where the snow removal contractor is coming from. I call the contractor at all times of the day and night. Blowing and drifting snow, ice conditions, the amount of snow predicted, whether it is a light or wet snow, the wind velocity and the time the snow storm moves in and

lasts—they all have an impact on the snow removal.

Last winter was highly unusual. The extreme cold, large amounts of blowing and drifting snow, and no warmer periods to melt the snow exacerbated snow removal. Snow contractors typically have ½- or ¾-ton pickups to push the snow. When snow builds up and conditions don't improve over a significant period of time, snow removal contractors will be tested to their limit. Even the city and county, which use 3-ton trucks, had trouble moving so much snow.

Hopefully, we won't face another winter like last one. But you can help tremendously by being considerate when snow's on the way.



Board update: Lincoln Village annual meeting held Sept. 13

**By Monte Winebrenner,
LV Board President**

I hope all have enjoyed their "colorful" fall season, as we look forward to this winter. The following is a summary of the last three months:

- LV Board continues to review and discuss possible future improvements & projects
- Annual picnic...Great speaker, low turnout
- Lincoln Village newsletter continues to look to improve

The Lincoln Village Board has continued to discuss and plan many future projects, including fall maintenance issues, South Pond maintenance, street flooding issues, fountains being installed in the North & South Ponds, a practice board at the tennis courts, planting additional trees in the North Pond area, along with installing tree markers at each new tree in the common areas, denoting the tree name and type. All these items take careful planning and financing must be determined before proceeding. Some items may be shelved, while other items may need to be addressed quickly. We will keep you informed as we proceed.

The annual picnic/meeting for all residents was held September 13, 2014.



Extension horticulturist Ricky Kemery demonstrates what can happen when a tree isn't planted properly—it develops girdling roots.

This is your annual meeting to voice your opinions and questions or to share concerns or praise for your neighborhood. Unfortunately, we had low turnout, although the Villagers who attended had interesting questions, which sparked good conversation. Our guest speaker, Ricky Kemery, our area's Horticulture Educator from the Purdue

extension office, had a lot of useful information and current tips to share his presentation was very good! Thanks, Ricky!

The Lincoln Village newsletter, *Lincoln Log*, has developed into a very informative resource for all residents. Please embrace the articles and share ideas or stories with our editor, Renée Wright. She is always looking for new ideas or fresh perspectives to make the newsletter even better!

The Lincoln Village Association Board meets every second Monday of the month at about 7:00 PM at the Dupont Library. Please note that there is now only one spot that needs to be filled on the board (out of 15 total). If you would like to help your community, please consider joining....we would love to have your help and input.

In closing, our association is a large community and takes a lot of work to maintain. Please consider joining the board, volunteering on a project or just to help out in any way to make this a great community.

PLEASE help your community by keeping your sidewalk clear of snow & ice this winter. Thanks!



Social Committee Chair Rich Miller and Mary Miller, his sister-in-law, grill hot dogs and hamburgers for meeting attendees.


Holiday gifts to ship? Packing pro offers tips

A box cutter in one hand and a roll of stretch wrap in the other, Steve Hallien emerges from the workroom of his Pak Mail mailing center on Dupont Road. It's another hectic morning, and he and his wife Linda, who own the store, are busy packing items from an auction to ship to buyers all over the country while their staff tends the front counter.

Over the 17 ½ years that he and Linda have owned their Pak Mail, he's seen just about everything in terms of packaging. He's certainly *shipped* just about everything—cars and trucks to Africa, a \$35,000 piece of majolica, antique beds, delicate sculptures made of recycled items. And that's not to mention the set of mastodon bones that went to a natural history museum.


With the holidays coming up faster than you can say “ho ho ho,” it seemed like a good time to get some expert advice from a packaging pro and neighbor (Steve and Linda live on Rainbow Ridge Place) on shipping smarter. If you plan to send gifts for the holidays, Steve has a few tips to save you money and help ensure your gifts arrive intact.

Here's a few pointers he suggests:


 **Ship early.** December is one of the busiest times for all shippers. “If you can avoid the rush of the last few days before Christmas, you won't have to ship overnight, which will save you a lot,” says Steve. What's more, he says some shippers drop their usual guarantees on the days closest to the holidays.




Steve Hallien prepares to carefully wrap an antique child's sleigh for shipment.


 **Pack it right.** Use new corrugated containers, especially for fragile items, says Steve. “A used box loses up to 80% of its strength, so don't risk it.” Further, he says that UPS will deny claims on shipments with used boxes. Sending Grandma's teapot? “Make sure to double box – put a box inside another box, with two inches of loose fill between the two,” he notes.



 **Make sure your cookies don't crumble.** Pack your gingerbread cookies, rugelach or almond brittle in an airtight container,

and as full as you can get it. Steve suggests cushioning all around the container—the idea is to keep it from moving around inside the outer box, no matter how much it gets bounced around en route. Not only will this help your treats stay fresher, it will keep them from arriving in a crumbled mess.

 **Don't send cash.** The carriers discourage sending cash because no one can verify how much was there to begin with. You can send gift cards, but they aren't covered for loss, Steve warns. If you do send gift cards, put them in padded mailers to disguise them better than a regular envelope.

 **Remember what can't be shipped.** Especially if you're sending items internationally, keep in mind that you can't send hazardous or flammable items.

Items under pressure cannot be shipped via air and will need to be shipped via a ground service.

🎁 **Flat-rate boxes aren't always cheapest.** "Often, if the item isn't breakable—let's say it's a T-shirt—it costs less to ship in a Tyvek envelope," notes Steve.

🎁 **Wrap fabric and paper items in moisture-proof packaging.**

"Sometimes, the package gets left on a porch somewhere, so you don't want melting snow to ruin your gift," Steve says.

🎁 **Ship to the military early.** When you have all your items together, write down what you have and the value of each. You'll need to reference this information to fill out a customs form.

Packaging your item well makes all the difference for a safe arrival. These days, shippers are under increasing pressure to load their trucks and trailers faster than ever, explains Steve, and they're running fuller. Drivers fill openings as they load, so that may mean that your package with your great-aunt's china platter ends up on the bottom, with a 100-pound package on top. Writing "fragile" on the box doesn't usually help, he adds.

Ideally, you want a box that's not too big (so that your item isn't jolting around inside) or too small (so your item doesn't take the impact of being dropped or slammed). Stabilize the contents as much as possible.

Newspapers are generally not good packaging material for heavy items, as they don't stabilize or cushion them, Steve says. Foam or packing peanuts are better choices. What NOT to do: Steve still remembers a client who shipped some computer



Linda Hallien unwraps a box of antique dishes to be packaged and shipped to online buyers.

monitors packed with empty liquid detergent jugs as filler material. ("When we asked him if they were well-packed, he assured us they were," Steve recalls.) The plastic jugs didn't provide cushioning, and the monitors arrived broken.

You invest a lot of time in shopping for your gifts—or making them. By taking a few extra minutes to pack them well, you'll have peace of mind knowing they arrived safely, and in time to brighten the holidays for your recipients, too.

Got a great neighbor?

If you have an exceptional neighbor who lives here in Lincoln Village, tell us about him or her, and we'll include a mention in the newsletter. Just email your nomination to Renée Wright, Editor, *Lincoln Log*, with a few words about why your neighbor stands out.

Lincoln Village: Home of fantastic neighbors

In every issue, we like to recognize exceptional neighbors who go "above and beyond" in making Lincoln Village a safer, cleaner and just plain nicer place to live. And we heard about some more folks who do just that:

- **John Wolf** on Medicine Bow Run "has performed numerous outdoor repairs on our roof to check out the condition of our chimney. John shows up when he sees we have a problem without our asking for his help."
— Robert and Cindy Doyal
- **Josh Beck** on Medicine Bow Run "is always on the alert whenever we need assistance. He has mowed our lawn and edged, shoveled our walk in the winter and even puts our morning paper at the front door on his way to work. During the heat of summer, he tore down our old deck!"
— Robert and Cindy Doyal
- **Abiy Solomon** on Rainbow Ridge Place: "This kind and thoughtful neighbor came over many times to clean our driveway and walk this winter, just as he has done previously."
— Bill and Carolyn Wallschlaeger
- **Barb Moravec** on Moss Grove Place. "My husband and I feel so fortunate to live in a neighborhood with so many great neighbors, and I would like to say a special thank you to Barb. She is a wonderful neighbor, and I appreciate the fact that she kept an eye on my garden and watered my plants when we were on vacation. Thanks, Barb!"
— Patty Tyler

Low interest rates heat up local real estate market

Market analysis from a Lincoln Village neighborhood realtor



For many of us, our homes are one of our biggest assets. It's not surprising, then, that many people keep an eye on the local real estate market—even if they're not planning to buy or sell soon.

Starting in this issue, we're introducing a new column which will include a listing of homes recently sold in Lincoln Village, as well as brief market analysis.

Lincoln Village continues to be a great place to live. Houses in the subdivision continue to sell well. Over the last quarter, the average days on market for our subdivision was 21 days, with a low of 9 and a high of 51. Currently we have 3.4 months' worth of inventory for sale compared with the rest of the zipcode 46825 at 4.2 and citywide of 5.8.

City-wide, we've seen an increase in median sales price bring us up to \$120,000, an increase of 6.1%. Deals

June-August 2014 home sales in Lincoln Village

- 1327 Valdosta Drive
- 602 Landsford Drive
- 1130 Skyline Pass
- 1213 Valdosta Drive
- 8019 Spruce Creek Place
- 8208 Stand Ridge Run

are now somewhat hard to come by, as more buyers are in the market with a decreased inventory, which is driving up prices. This is not the market of years ago, when there was a flood of foreclosures and many deals available. Instead, prices finally appear to have balanced out.

Foreclosures on a two-year average are down around 30% citywide. Do not expect to overprice and sell, however, as we're seeing houses that come on the market at market price sell quickly while those that are overpriced are staying on the market for quite some time.

Great interest rates are fueling the housing market right now. However, low inventory and difficulty acquiring mortgage loans due to new lending requirements are slowing sales. One factor that seems to especially affect first-time homebuyer / FHA loans is that the cost of PMI has increased greatly, and is now in place for the length of the loan. Lastly, the rental market for homes is tight. It's not unusual for an available rental property to receive between 70-100 inquiries in the first week, and the majority rent in less than 30 days.

Data and statistics are obtained from the Indiana Multiple Listing Service and provided by Andie Shepherd of Mike Thomas Realtors, who lives in Lincoln Village.

west central home

DESIGN • RENOVATE • DECORATE



Megan Gaerte

Interior Designer/owner

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Get the word out about your business.

If you'd like to let your neighbors know about your business, consider advertising in the *Lincoln Log*. Every quarter, we reach 380 homes full of the nicest people in Fort Wayne. And here's the kicker: Lincoln Village residents receive substantial discounts! Contact Norm Moravec, Treasurer, or Renée Wright, Editor, for more information.



Lincoln Village Community Association Board of Directors

Dist.	Term expiration	Lots	Name	Address	Phone	Email/Additional responsibility
#1	2017	1-8; 68-87	Rich Miller	7826 Stonewall Run	497-9954	millerndpr@gmail.com Social
#2	2015	29-54	Paul Bobish	1227 Old Bridge Place	489-8000	paulbobish73@msn.com
#3	2016	202-225	Don Miller	7826 Hidden Hills Place	489-2584	donald.miller2@frontier.com Maintenance
#4	2015	9-14; 55-67; 88-93	Pam Begue	1326 Bunker Hill Place	489-2025	jerrybegue@yahoo.com
#5	2015	5-28; 94-97; 147-153	Joshua Lumpcik	8224 Stand Ridge Run		Joshaf81@yahoo.com
#6	2017	98-109; 134-146	George Lange	1221 Big Horn Place	497-7042	langegeo@frontier.com Secretary
#7	2015	110-133; 226-227	Ron Patton	8027 Spruce Creek Place	489-5664	rpattin@aol.com Architectural
#8	2017	154-177	Renée Wright	8116 Rainbow Ridge Place	489-2064	renewrites@comcast.net Newsletter
#9	2017	178-201	Marcia Johnson	8033 Rainbow Ridge Place	497-8461	mkj8033@frontier.com
#10	2016	228-233; 363-371	Monte Winebrenner	1009 Valdosta Drive	489-9809	aw46825@aol.com President
#11	2016	340-362; 372-374	Norm Moravec	8114 Moss Grove Place	489-6594	bluedemn@aol.com Treasurer
#12	2016	314-339	Frank Koehl	8317 Hawk Spring Hill	490-6401	jkoehl603@frontier.com Vice President
#13	2015	234-259	Kent Redman	8030 Cha Ca Peta Pass	497-0472	redman@ipfw.edu
#14	2017	288-313	Jeremy Patterson	8708 Medicine Bow Run	579-7969	Jeremy-Patterson@hotmail.com
#15	2016	260-287				

You're welcome to attend. The Lincoln Village Community Association board meets every second Monday of the month at the Dupont library branch, meeting room B. Lincoln Village residents are always welcome to attend. Also, we're still short one board member. Consider joining us!

Hours
 Mon – Fri 9 - 6
 SAT 9 - 1

Domestic & International Shipping, UPS/FEDEX/USPS/DHL, Custom Packaging & Crating, Copies, Fax, Stamps, Packaging Supplies, Mailbox Rental, Large Freight – Furniture, Artwork, Antiques, etc.

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Did you know?

Lincoln Village Neighborhood Association is on Facebook! "Like" our page, and we'll occasionally post updates with news about our association.



Ready for winter?
Lincoln Village is a
great place for fun
in the snow!

