



WE'RE SO DONE WITH SNOW!

IN THIS ISSUE

## Lincoln Village board looks forward to springtime events

By Monte Winebrenner  
Lincoln Village board president

Greetings to all Lincoln Village residents...Winter is almost behind us and we're looking forward to spring events!

**Lincoln Village winter:** The board was busy this winter maintaining the snowy streets and collecting dues. Also, we have been planning our springtime events.

This winter, the board revisited the south pond dredging project. We are considering other contractors, as it's looking as though our original contractor will not be able to tackle the project after all. Before proceeding, we will contact the county, city and original developer for input and possible help with this project.

Also, we have been planning the spring garage sales and the Easter egg hunt—please see information in this newsletter on page 2. The board has reviewed and approved the pond, mowing and fertilizing contractors to maintain common areas this spring & summer.

**Great American Cleanup:** Lincoln Village will participate in this citywide event on Saturday, May 4, so we're asking for volunteers. Can you join us? If so, call or email Don Miller, our maintenance chair, to let him know you can help. (See page 2 for Don's contact information.) This is a great project for families to do together, and kids are welcome.

Through the hard work of our volunteers, we can come together to make a difference in our Lincoln Village community!

**Board meeting times shift:** The Lincoln Village Association Board meets every month at 7:00 PM at the Dupont Library. This year, our regular time slot—the 2<sup>nd</sup> Monday of the month—has not been available, so we've had to change the times. We're currently meeting on Wednesdays, but that may change again. Please contact a board member for the monthly schedule if you plan to attend a meeting.



### Selling your home this spring?

With a strong seller's market continuing, it's a great time to put your home on the market. Local realtor and LV resident Brian Sheikh offers some insider's tips.

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### Get ready to have your best garage sale ever with these tips

Be ready for Lincoln Village's spring garage sales by starting now. These tips from HGTV make it easier to plan ahead for a super sale.

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## Neighbor Notes



### Easter Egg Hunt planned for Saturday, April 20

Ready for spring? Lincoln Village kids can have some fun on Saturday, April 20 at 11 a.m. That's when the Easter Bunny rolls into town, and kids can find candy-filled eggs. Whether we have warm temps or parka weather, the Egg Hunt is on! Bring the kids and come on over to the tennis court area.



### Lincoln Village garage sales May 2-4

Sales will be held Thursday, May 2, to Saturday, May 4. We advertise in the *Fort Wayne Journal-Gazette*. Wheatridge and Newberry association garage sales will be held the same days.

### Do you offer mowing?

If you live in Lincoln Village and would like to earn extra money by mowing lawns for your neighbors, let us know. Send contact info to Renee Wright, Editor ([reneewrites@comcast.net](mailto:reneewrites@comcast.net).) We'll run a listing in the summer issue of the *Lincoln Log*.



## It takes a Village: Join us for Great American Cleanup on Saturday morning, May 4

Got a few hours on May 4 to help do some spring cleanup outside? Lincoln Village will field a volunteer cleanup team on that day to help spiff up our neighborhood for warmer weather.

### Great American Cleanup is nationwide program with city participation

We'll join more than 5 million volunteers nationwide participating in the Great American Cleanup. It's a fun way for families, Scout troops, and other volunteer groups to get together and help their communities at the same time.

### Cleanup, mulching, planting

Don Miller, Lincoln Village Maintenance Chair, will spearhead the team. Don tells us that he has a number of projects in mind, ranging from spreading mulch around trees in common areas, picking up trash, prepping playground areas, to planting flowers and trimming suckers from small trees.

The Cleanup is a great project for just a few hours. It won't take a lot of your time, as the plans call for work between 9 and 11:30 only, so you'll be finished in time for lunch—or the work party downtown.

### Afterparty rewards participants

After the work is done, a volunteer celebration for Great American Cleanup participants from all over Fort Wayne will be held downtown with food, drinks, prizes and live entertainment. It's planned for Headwaters West from 11:30 a.m. to 2 p.m.

### Let us know you're planning to help

If you (and your family) would like to participate, let Don know so that he can plan the projects accordingly. Contact him at [260-489-2584](tel:260-489-2584) or [Donald.miller@frontier.com](mailto:Donald.miller@frontier.com). If you have a specific task that you'd like to do, let him know.



# Listing your house this spring? Local realtor tells how to get it ready for a faster sale



By Brian Sheikh, Keller Williams Realty

As the cold weather hopefully is on its way out, the housing market will start to heat back up. After a couple years of an unbelievably strong market, 2019 is already shaping up to be another great year. As we meet with more and more of our clients, a few questions always come up, which can be handy information for anyone looking to sell their home in 2019.

**When is a good time to sell?** With a market this strong, the time is now. As the saying goes, "Strike while the iron is hot." By listing your home now, you will expose it to a large number of potential buyers and hopefully your home will produce multiple offers. When this happens, it really helps to have a Realtor on your side to navigate each of those offers and weigh the pros and cons of each

offer to make sure that the offer selected will be the best for you.

## How do I get my home ready to sell?

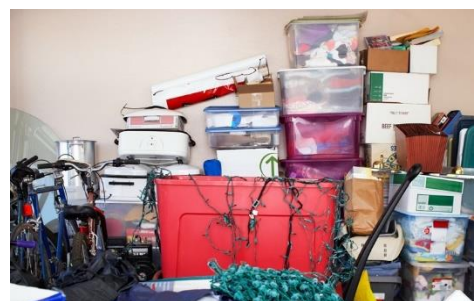
Now that you've chosen to list your house, it's vital to prepare your home for photos and for the upcoming showings. Coming off a harsh winter, there are quite a few things to look for:

- Dirty carpet from snow and grime tracked in from shoes
- Dirty window screens and glass and window wells. This is an often-overlooked area to clean. When folks tour your home and they look out the doors and windows, they should have a beautiful view of the yard, not a cloudy image through dirty windows.
- Power-washing the siding. Again, after all the snow and grime over the winter, many

times the siding of your home will be extremely dirty. There are many power-washing companies around town that are very reasonable price-wise.

- Paint - This is the perfect time to touch up the paint on the exterior of your home. The trim around garage doors and entry doors are often the most damaged areas from a harsh winter.

The last—but perhaps most important—is to DECLUTTER. When potential buyers walk into the home to tour it, they should be able to visualize themselves living there. This becomes much easier when the home is free from clutter. Side tip: this is also a great time to find items to donate, sell or throw away. (*Note: Lincoln Village garage sales are May 2-4 this year.*)



*This room needs some serious decluttering. No buyer wants to see this.*

Getting your home ready is a step-by-step process, but when these are done (and done correctly) it can be the difference between a potential buyer selecting your home versus a similar home down the road!

*Brian Sheikh is a realtor with Keller Williams Realty, and he and his family live on Moss Grove Place in Lincoln Village. You can call Brian at 260-440-6145.*



# Turn your clutter into cash with an organized, well-planned garage sale

By Kimberly Tchamp, HGTV

*Editor's note: With the Lincoln Village spring garage sales coming up May 2-4, it's the perfect time to start getting ready to have a successful sale.*

With some careful planning, you can declutter your home and get some extra cash. The first step is to go through your things and decide what to sell, keep or donate.

## Conquer your clutter

One method that works well is to put yard sale items aside all year long. Designate some boxes or shelves in a closet or attic, and discard any unwanted clothing and household things there. When you've collected enough, it's sale time.

If you're sorting through your clutter for the first time, break the job down into small, manageable tasks.

"It's not realistic to think you can tackle 20 years of clutter in one day," says Barry Izsak, CPO®, certified professional organizer and author of *Organize Your Garage in No Time*.

Follow these tips to make sorting less painful:

- **Easy does it.** Make the unemotional decisions first. Start with things you can easily let go of, like 10 years' worth of magazines you've saved.
- **Start small.** Begin with one drawer or cabinet at a time, then move on to the next. When you've finished an entire room, begin the same process in another. "This is the perfect time to ask yourself, 'What can I let go of? What can I live without?'" says Izsak.



### Keep it clean

Once you've decided which items to sell, it's time to break out the dust cloths and wipes, and give everything a thorough cleaning. People may shop yard sales for bargains, but that doesn't mean they want to sort through someone else's dirty, dusty toys and glassware.

### The price is right

Decide how you'll price things beforehand, and use color-coded stickers to make it easier to keep track of different-priced items.

Be realistic about what people will pay at a yard sale. "If you paid \$80 for something, start out selling it for \$40," says Izsak. "The primary goal is to get rid of it."

### Think like a merchandiser

Make a great first impression with a sale that's well laid out and attractive. "People will value your things a little more if they see you're putting your time and effort into your sale," says Jennifer Jones of I Heart Organizing. Big-ticket items, like furniture or baby strollers, should be front and center where drivers can easily see them.

Put something equally eye-catching at the back of the sale like a large painting, mirrors or a floor lamp. It doesn't have to be your best item, "but something interesting that people will be willing to wander through your whole sale to see," says Betsy Pruitt of Belly Feathers.

Nobody wants to stop at a sale that looks picked over, so keep reviewing things throughout the day. As items sell, close any large gaps by moving things closer to the street, so it appears you're still well-stocked with potential treasures.

Try these other display tips to make your sale a success:

- **It's all in the details.** Thoughtful touches can help your sale stand out. Try wrapping sets of baby linens or fabric with twine or ribbon, says Jones. Pruitt suggests displaying jewelry on custom card stock that matches your sale signage. "It makes items seem much more special and interesting, and they sell more quickly," she says.

- **Tables everywhere.** Don't make people bend down to look at your things. Use regular tables for most items and low tables for kids' items.
- **Hang them up.** Hang your clothes on a portable rack to add a boutique feel to your sale.
- **Display in groups.** Do you have several lamps, purses or picture frames to sell? Group them all together in one place so buyers can easily see what you have.

### Make it fun

Create an inviting feel right from the start with colorful balloons on your mailbox. Set your iPod to shuffle, and provide some background music while people shop. To keep people shopping, set up a table and offer refreshments and small snacks.



### Everything must go

- **Free for all.** Have a box or two of free items at your sale filled with things you would typically donate anyway. "People like that because they don't expect to go to a sale and walk away with anything for free," says Jones. "And it's one less thing for you to take to Goodwill."
- **Super sale.** Decide in advance that by a certain time, any items you have left will be 50 percent off. During the last hour, offer everything for free. "People took things that they might not have bought otherwise, which made our job easier at the end of the day," says Pruitt.



## Coyotes: Should Lincoln Village pet owners worry?

On January 25, a Lincoln Village homeowner reported seeing a coyote in her back yard on the Nextdoor Lincoln Village website. Other neighbors quickly chimed in, concerned about their dogs' safety.

While there haven't been many sightings in Lincoln Village, coyotes are glimpsed occasionally—more often in winter, near dusk and dawn. For information about coyotes, we went to the Indiana Department of Natural Resources.

### Coyotes are common in Indiana

"Coyotes thrive near people because they like to eat the rodents and rabbits that thrive near people," explains Geriann Albers, a DNR furbearer biologist. "Seeing them in urban areas happens pretty regularly and is not unusual."

Most young coyotes leave their parents to start looking for new homes during winter. In addition, coyote breeding season starts in January, and coyotes may be more mobile during that time as well.

### For the most part, they're not interested in your pets

Here's what we learned: Coyotes eat squirrels, rats, mice, rabbits and other small animals. They are not picky, however, and will attack pets occasionally. They are opportunistic predators—if they find a small enough dog or cat, they'll take it.

### Coyote prevention techniques

- Feed pets indoors when possible; pick up leftovers if feeding outdoors; and store pet and livestock feed where it's inaccessible to wildlife.
- Eliminate water bowls and other water sources (if possible).
- Position bird feeders in a location that is less likely to attract small animals or bring the feeders in at night (to keep coyotes from feeding on the bird food or the other animals). Take down bird feeders if issues are occurring.
- Do not discard edible garbage where coyotes can get to it. Secure garbage containers.
- Always keep pets leashed when outside (as stipulated by Fort Wayne's city code). Also note that in Lincoln Village, pets are not allowed to be housed outside.

### How to scare a coyote off

If you see coyotes around your home, discourage them by shouting, making loud noises, shaking a container of coins, using an air horn or whistle, spraying them with a hose, or throwing rocks or tennis balls but NEVER corner a coyote – always give the coyote a free escape route.

# Lincoln Village Community Association

## Board of Directors

Dist.	Term expiration	Lots	Name	Address	Phone	Email/Additional responsibility
#1	2020	1-8; 68-87	Rich Miller	7826 Stonewall Run	497-9954	<a href="mailto:millerndpr@gmail.com">millerndpr@gmail.com</a> Social
#2	2021	29-54	Paul Bobish	1227 Old Bridge Place	489-8000	<a href="mailto:paulbobish73@msn.com">paulbobish73@msn.com</a>
#3	2019	202-225	Don Miller	7826 Hidden Hills Place	489-2584	<a href="mailto:donald.miller2@frontier.com">donald.miller2@frontier.com</a> Maintenance
#4	2021	9-14; 55-67; 88-93	Maria Charland	1315 Big Horn Place	443-5807	<a href="mailto:mkcharland@hotmail.com">mkcharland@hotmail.com</a>
#5	2021	15-28; 94-97; 147-153	Kim Autrey	8521 Hawk Spring Hill	497-0234	<a href="mailto:cowboyta@hotmail.com">cowboyta@hotmail.com</a>
#6	2020	98-109; 134-146	John Renie	8419 Medicine Bow Run	489-0448	<a href="mailto:johnprenie@yahoo.com">johnprenie@yahoo.com</a> Vice President
#7	2021	110-133; 226-227	Ron Patton	8027 Spruce Creek Place	489-5664	<a href="mailto:rpattonin@aol.com">rpattonin@aol.com</a> Architectoral
#8	2020	154-177	Renée Wright	8116 Rainbow Ridge Place	489-2064	<a href="mailto:reneewrites@comcast.net">reneewrites@comcast.net</a> Newsletter
#9	2020	178-201	Marcia Johnson	8033 Rainbow Ridge Place	497-8461	<a href="mailto:mkj8033@frontier.com">mkj8033@frontier.com</a> Secretary/Treasurer
#10	2021	228-233; 363-371; 375-384	Monte Winebrenner	1009 Valdosta Drive	489-9809	<a href="mailto:aw46825@aol.com">aw46825@aol.com</a> President
#11	2019	340-362; 372-374	Norm Moravec	8114 Moss Grove Place	489-6594	<a href="mailto:bludemn@aol.com">bludemn@aol.com</a>
#12	2019	314-339	Frank Koehl	8317 Hawk Spring Hill	490-6401	<a href="mailto:jkoehl603@frontier.com">jkoehl603@frontier.com</a>
#13	2021	234-259	Kent Redman	8030 Cha Ca Peta Pass	497-0472	<a href="mailto:redman@ipfw.edu">redman@ipfw.edu</a>
#14	2020	288-313	Justin Eckert	1213 Valdosta Drive	710-0570	<a href="mailto:Justin.j.eckert@gmail.com">Justin.j.eckert@gmail.com</a>
#15	2019	260-287	Karen Miller-Shoaff	1232 South Fork Pass	413-6295	<a href="mailto:Karen410@frontier.com">Karen410@frontier.com</a>



### You're welcome to attend.

The Lincoln Village Community Association board meets every second week of the month at 7 p.m. at the Dupont library branch, meeting room B. Lincoln Village residents are always welcome. For the

next few months, we will meet on Wednesdays of the second week, but we may need to change again depending on meeting room availability.

**Lincoln Village info:** You can find our covenants, bylaws, architectural guidelines, back issues of our newsletter and more at our website:

[www.neighborhoodlink.com/Lincoln\\_Village](http://www.neighborhoodlink.com/Lincoln_Village)

We also have a page on Facebook. In addition, you may want to check out Nextdoor.com's Lincoln Village pages. Many LV residents are active on the site, and it features timely posts about lost pets, neighborhood crime reports, etc.

