



Native wild columbine blooms early, providing nectar with high sugar content and amino acids for returning hummingbirds.

# Lincoln Log



Spring 2022

Published quarterly for members of the Lincoln Village Community Association

## IN THIS ISSUE

## LVCA board meeting in person again, preparing for spring maintenance

*By John Renie*  
*Lincoln Village board president*

As I walk my dog on our usual route through our neighborhood, I'm starting to see a few signs of spring—robins, early crocuses, even a few greening spots in lawns. Hopefully, you're seeing them, too, and we'll be able to shed our coats and start pattering around outside in just a few weeks.

**Picnic tables** - As I reported earlier, Lincoln Village was awarded funds (\$5K) through the Fort Wayne Community Improvement grant process for the purchase of 3 picnic tables. These maintenance-free, recycled-material tables were finally received after a 20-week delivery due to COVID-19 material shortage. With the help of board member Frank Koehl and my wife Kathi, they have been assembled and placed in the two playground commons areas.

Please schedule a picnic to check them out this year. Or perhaps just bring a laptop and work remotely!

**Dues** - Thanks to the dogged work of our Treasurer, Marcia Johnson, we were successful in collecting 100% of this year's annual dues. We can't keep up the neighborhood without your financial support! At the February LVCA monthly meeting, the board unanimously decided to raise the dues to \$140. Our dues have been \$130 since 2003, when we raised them from \$122. We made this decision in anticipation of increased costs (maintenance, utilities, etc.) in addition to projected near-term capital expenditures (dam repair, dredging, and street sign upgrade/replacements). We want to keep our neighborhood looking updated and attractive, to help us keep Lincoln Village a desirable neighborhood and support property values. *[continued on page 2]*



### Good fences for good neighbors

If you're thinking about a new fence this spring, here's what you should know about Lincoln Village architectural guidelines.

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### What's happening in the local real estate market these days?

Denise Borg, a Realtor who lives in Lincoln Village, sat down with us to discuss real estate in our area—what to expect if you're thinking of putting your home on the market, and a few tips to avoid having your home sit unsold.

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## LINCOLN VILLAGE SPRING CALENDAR



### Easter egg hunt slated for Saturday, April 16

It's almost time for the Lincoln Village annual Easter Egg hunt, scheduled for Saturday, April 16 at 11 am. Bring your little ones, your camera and come over to the tennis courts with an Easter basket for gathering eggs. Pro tip: Grownups have shown off some amazing Easter headwear, too!



### Lincoln Village garage sales run May 5-7

Here's your chance to clean out extra stuff from your basement or garage and make a little cash. Round it all up, put a price tag on it, and you may end up with enough cash to buy something you *really* want!

The sales run Thursday through Saturday, May 5-7, and you can open whenever you like during that time. We'll place ads in the Fort Wayne Journal-Gazette, and the sale will be held concurrently with Wheatridge addition sales.

### Board president's update (*continued from page 1*)

**Monthly board meetings** - The LVCA board has resumed meeting in person on the second Monday of the month at 7 pm, and all are welcome to join us at the Northridge Baptist Church on Cook Road. At the last meeting, we decided that the annual Easter Egg Hunt could be safely held this year, and in addition, we are planning on holding the annual garage sales (see details at left).

**Snow removal** - As I write this, LVCA fortunately has been spared exceptionally heavy snows this winter. As we expected, Lincoln Village's private contractor has efficiently removed snow and salted critical areas in the community within the first 24 hours prior to any city services. To date, we only had to spend about half of the budgeted \$5,000 for sand and salt this winter season. (Snow removal accounts for about 10% of our annual budget.) As an association, we appreciate people helping their neighbors with snow removal, especially with the sidewalks that can be used by all (and dog walkers like myself are particularly grateful!). Our Maintenance Chair Don Miller expertly directs our service provider, and I think that our members are well attended to.



*John Renie's dog Cosmo has been known to take a nap after his walk.*

## City adding extra Tox-Away days



Got some old household toxins such as outdated cleaners or paint you want to safely dispose of? It should be a little easier this year, as Tox-Away Saturdays are expanding from three to four.

The dates for residents to safely dispose of toxic materials will be April 23, May 21, Sept. 10 and Oct. 14. The site at 2260 Carroll Road will be open 9 a.m. to 2 p.m.

**Accepted substances:** solvents, antifreeze, oil, aerosol cans, mercury, several kinds of batteries, oil-based and latex paint, and many kinds of outdated medication.

**Not accepted:** smoke detectors, explosives, ammunition, medical waste and radioactive material. Find more information at [acwastewatcher.org](http://acwastewatcher.org).

## Neighborly when it comes to noise

As warm weather approaches, it's probably a good time to remind ourselves to be conscious of our neighbors when we're out and about. Some LV residents need to sleep during the day, or have young children who do. Resist the urge to blast your stereo with your new Bluetooth speakers, and your neighbors will thank you for it!





*By Ron Patton*  
*Architectural Committee Chair*

Sometime soon, it will be warm again and we will be thinking about warm-weather activities.

Perhaps one of those activities will be installing a fence. If so, you will need to get approval from the Lincoln Village Association Board's Architectural Committee. The process is simple and can be done by submitting the required info either via email or hard copies. If you're just doing a direct replacement of an existing fence using the same materials, color scheme and have the construction posts facing inward, you should be okay. If you use alternate materials, new layout or new extensions, you need to submit the plans.

The required information consists of:

1. the type of building material(s) such as; wood, vinyl, wrought iron or aluminum
2. height of the fence (four to six feet)
3. a statement that the fence will be on or inside your property line
4. a statement or sketch showing the fence doesn't extend beyond the front of your house.

If you are having a company (such as Arrow or R&C) build the fence, their

quote will supply most of that information.

You can submit the information via email to me, Ron Patton, at [rpattonin@aol.com](mailto:rpattonin@aol.com), or send in the mail to me at 8027 Spruce Creek Place. Whichever way you use, the approval process doesn't take that long and you will receive the approval letter in the mail.

If you have any questions, you can contact me via phone at 489-5664 or by email. I can also supply you with a copy of the Lincoln Village Community Association Architectural Guidelines.

# Area homes selling fast, and likely to continue

## Negotiation critical in competitive real estate market, says local Realtor

*By Renée Wright  
Lincoln Log Editor*

When a Lincoln Village home sold for \$350,000 in November 2021, many residents (including me) sat up and took note. For most LV residents who bought homes in this addition more than 10 years ago, the home's sale price was a "whoa" moment. Our homes have been quietly appreciating, right under our noses.

To get a sense of what's going on in the real estate market, I sat down with Denise Borg, a local Realtor with RE/MAX Results who lives in Lincoln Village, a new member of our volunteer board. She's a bit of a data geek, and has been carefully watching trends in the market by analyzing data resources available through her professional affiliations.

### **LL: What's going on in the Fort Wayne real estate market these days?**

DB: Well, it's still a sellers' market, as it has been for at least the last three years, both nationally and locally. A combination of factors has created a very competitive climate, especially for buyers:

- 1) There are many buyers coming into the market looking to buy a home.
- 2) At the same time, there's a lack of inventory to sell.



Realtor Denise Borg inspects one of her listings, making sure that the home is in good shape to welcome prospective buyers.

People are more reticent to sell.

- 3) Interest rates are still at historical lows, although they are now inching up.

Will it continue? It's hard to tell, but as long as these three factors continue to hold true, sellers should still be in the driver's seat.

**LL: I know you've pulled some data about home sales specifically within Lincoln Village.**

DB: Yes, I found that there were more homes for sale in 2021, and at a higher price, than in 2020. In 2020, 17 homes in Lincoln Village sold at an average price of \$220,274. In 2021, 19 homes sold at an average price of \$251,434. So that's a significant increase in average price.

**LL: Is there anything about the pandemic that has changed the way that homes are marketed and sold?**

DB: Many types of technology were already in place before Covid-19, but



I'd say that the pandemic definitely increased their use. Today, buyers can view listings from any location for any location. We saw more live video showings, where agents walked through homes with their cameras for buyers to see the homes. Sales without the buyer actually visiting the home do happen occasionally, but not often, and they're not the preferred way to purchase.

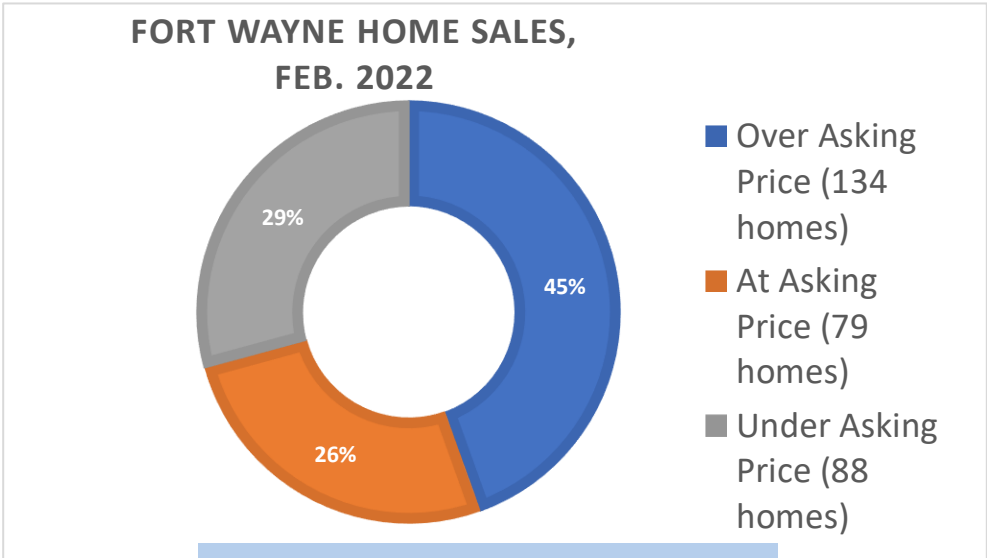
On the real estate marketing side, we're seeing more technology in use such as drone photography, 3-D home tours, and the like. Just the other day, I had an email from a company that does virtual staging—in other words, they digitally add images of furniture and décor items to a photo of an empty room in a home for sale. That's certainly a new approach!

**LL: What are some of the key features buyers are looking for today when they shop for homes?**

DB: One of the primary things they're looking for is more space, so larger houses are selling quickly. As the pandemic progressed and people were spending more time at home, they started paying a lot more attention to their space. They want a home that's livable and updated. My husband works at Home Depot, and he sees a lot more people doing renovations for the same reason.

Of course, home offices are especially desirable in the current market, due to more people working from home.

Sometimes I'll also see families combining to buy a home, so you may see them looking for a home with a mother-in-law suite or other parts of the home that are a bit separate. Last year, I had a family buy a home with two master bedroom suites, for instance, and two separate offices. Another family bought a



In February 2022, the sellers' market in Fort Wayne real estate was still strong. Data source: Indiana Regional MLS

duplex, with a couple living on one side with the wife's parents, and a sister living in the other side.

**LL: What kinds of things make a house tough to sell, even in today's sellers' market?**

DB: There are two big factors that turn buyers off. First, a home listed at a price that's too high for the market will keep many buyers from even scheduling a showing. Sellers have to

start with an attractive and reasonable price, which your Realtor should help you determine. Your Realtor will prepare a competitive market analysis (CMA) based on the qualities of your home and recent sales of homes comparable with yours, which will help you decide the listing price. Ultimately, you as the seller decide on the listing price, but it pays to listen to your Realtor, who has a



These bright yellow walls might have scared buyers off a few years ago, but today's buyers expect to repaint nearly everything, says Borg.

broadier view of the local market.

*[cont. on page 6]*

*[cont. from page 5]*

If your price is too high, and your home doesn't sell, after a while it develops a stigma. Buyers see how long it's been on the market and wonder, "What's wrong with that house?"

I tell my clients that the market will always ultimately decide the house value. We usually get feedback pretty quickly from initial showings. If the price is too high, your Realtor will hear that, and will recommend you lower your price. The other point to remember is that lenders will only make loans up to the appraised value, so if your home is priced too high, many buyers will not be able to get a loan for that amount.

The second thing that causes buyers to walk away are major defects. By major, I mean something that affects the overall function of the home. Wallpaper and bright paint colors are perceived as negatives, but they're generally not absolute dealbreakers. However, if your house has an HVAC system that hasn't been kept up, or it needs a new roof, or there's mold in a basement or attic, it's going to be more difficult to sell.

I recommend to my clients that they address any major issues **before** they list the house, not afterward. Get the moisture in your basement sorted out, get the new roof put on, buy new HVAC or at least have it serviced and working. It also wouldn't hurt to take the wallpaper down; it will help move the house!

**LL: What do you think about staging—the idea of redecorating to make a house look more attractive to buyers?**

DB: In this strong sellers' market, I'd say that you don't need it.

**LL: What's typical time on the market these days?**

DB: I just looked that up. In Allen County, the average number of days on the market was 18 days in December 2021. That's down a little from the prior year.

**LL: But some houses will move faster?**

DB: Yes, and some will see multiple offers within a few days. The seller's realtor usually then delivers a multiple offer notice, telling prospective buyers that the seller has requested all offers by a certain date and time. In these situations, you will often see escalation clauses in an offer. That's when a buyer will pay above the list price up to a certain amount, and is driven by the next highest offer.

You may also see cut appraisal guarantees, which mean that a home buyer will cover the gap between the appraisal and the sales contract if an appraisal gap becomes an issue. These are just tools that may make an offer more attractive.

**LL: Let's talk about buyers for a minute. If you're looking to buy a house, what will help make your offer stand out and be successful?**

DB: As a general rule, cash is king when it comes to offers. But other factors come into play, too. All aspects of an offer are considered, from type of financing to inspection waivers.



Make sure all appliances in your home are working correctly before you put it on the market, says Borg. She makes a point of checking on client homes that are unoccupied.

Especially in this market, it pays to work with a Realtor who's creative in writing offers, which can give you more leverage. For instance, I like to pay careful attention to the listing, and find out as much as possible about what's important to the sellers. Do they need extra time after closing to move out? Do they want to close quickly because they have a deadline to meet with their new home? In a competitive market, Realtors who carefully consider other factors may be more likely to write a successful offer.

Negotiating is critically important right now. Write a competitive offer, but be prepared for your Realtor to have a conversation with the sellers' Realtor, and maybe you will need to budge a little on some aspects of your offer. Be flexible, and you're more likely to become the one who seals the deal.

# Lincoln Village Community Association

## Board of Directors

Dist.	Term expiration	Lots	Name	Address	Phone	Email/Additional responsibility
#1	2023	1-8; 68-87	Denise Borg	8030 Spruce Creek Place	402-9500	<a href="mailto:denise@getrealwithborg.com">denise@getrealwithborg.com</a> Social
#2	2023	29-54	Angela Seiman	1209 Old Bridge Place	385-0978	<a href="mailto:angelaseiman@yahoo.com">angelaseiman@yahoo.com</a>
#3	2022	202-225	Don Miller	7826 Hidden Hills Place	489-2584	<a href="mailto:donald.miller2@frontier.com">donald.miller2@frontier.com</a> Maintenance
#4	2023	9-14; 55-67; 88-93	[vacant]			
#5	2024	15-28; 94-97; 147-153	Kim Autrey	8521 Hawk Spring Hill	497-0234	<a href="mailto:cowboyta@hotmail.com">cowboyta@hotmail.com</a> Secretary
#6	2023	98-109; 134-146	John Renie	8419 Medicine Bow Run	489-0448	<a href="mailto:johnprenie@yahoo.com">johnprenie@yahoo.com</a> President
#7	2024	110-133; 226-227	Ron Patton	8027 Spruce Creek Place	489-5664	<a href="mailto:rpattin@aol.com">rpattin@aol.com</a> Architectural
#8	2023	154-177	Renée Wright	8116 Rainbow Ridge Place	489-2064	<a href="mailto:reneewrites@comcast.net">reneewrites@comcast.net</a> Newsletter/Communications
#9	2023	178-201	Marcia Johnson	8033 Rainbow Ridge Place	438-9519	<a href="mailto:mkj8033@yahoo.com">mkj8033@yahoo.com</a> Treasurer
#10	2024	228-233; 363-371; 375-384	Jay Frymier	8225 Stand Ridge Place	451-0305	<a href="mailto:jayfrymier@live.com">jayfrymier@live.com</a>
#11	2022	340-362; 372-374	Norm Moravec	8114 Moss Grove Place	489-6594	<a href="mailto:bludemn@aol.com">bludemn@aol.com</a>
#12	2022	314-339	Frank Koehl	8317 Hawk Spring Hill	490-6401	<a href="mailto:Jkoehl603@frontier.com">Jkoehl603@frontier.com</a> Vice President
#13	2024	234-259	Kent Redman	8030 Cha Ca Peta Pass	403-7858	<a href="mailto:redman@pfw.edu">redman@pfw.edu</a>
#14	2023	288-313	[vacant]			
#15	2022	260-287	Karen Miller-Shoaff	1232 South Fork Pass	489-1845	<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 via at the Northridge Baptist Church, 1300

East Cook Road. Lincoln Village residents are always welcome.

**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.



Mayapples are among the native spring ephemeral wildflowers that bloom in the Lincoln Village wooded area behind Spruce Creek Place.