

KINGSWOOD FOREST NEWS

NOVEMBER 2011

VOLUME III, ISSUE 5

JACK-O-LANTERNS FACED STIFF COMPETITION!

Thank you to all of the families who participated in the pumpkin carving contest on Beggar's Night. The creativity of our residents is always impressive! There were so many great jack-o-lanterns that I had a very difficult time determining the winners!



Scariest
Eskens Family
211 Babington



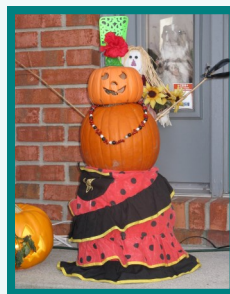
Funniest
Quinn Retzloff
3388 Lytham Ln.



Most Creative
Amelia Leonard
91 EarlsGate Rd.



Honorable Mention
Pfaffenbichlers
3391 Kingswood Forest



Honorable Mention
Greenleaves
3373 Kingswood Forest

Beavercreek Ranks 1526th

In this case, that's actually a respectable standing! Bizjournals.com compiled census data to create a list of the most affluent communities in the United States. Some of the factors considered were median income, number of adults with advanced degrees, home size, median home value, and number of adults with access to at least three cars.

Oakwood was the highest ranking city in the Dayton area, coming in at 607 out of the 14,214 communities on the list. Beavercreek was number 1,526, beating Bellbrook which ranked 2,033. Springboro also made the cut at number 1,378. For more data, check out www.bizjournals.com/dayton/news/2011/09/16/oakwood-ranks-highest-in-region-for.html.



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Several residents told me the pumpkin I gave them had a painter's business card attached to it along with my flyer. Evidently, an overzealous employee of the company saw my family delivering the pumpkins and took advantage of what he considered to be a free marketing opportunity. He may do good work, but I do not know or endorse this painter. Sorry for the misunderstanding.

MARKET ACTIVITY

SOLD

- ◆ 3432 Lytham \$250,000
- ◆ 108 EarlsGate \$266,000
- ◆ 115 Eastwick \$385,000

ACTIVE

- ◆ Call me to have your home listed here!

HOLLY DAYS

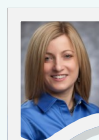
FAIRBROOK ELEMENTARY

FRIDAY, DEC. 2ND

7:00-9:30 PM

SATURDAY, DEC. 3RD

9:00 AM -3:00 PM



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Please watch your speed on Kingswood Forest. Many of our newest residents have young children.

Congratulations to Christy Ahrens (176 Babington) who was re-elected as Beaver Creek Township's Fiscal Officer!

LOOKING FOR COUNTY PROPERTY RECORDS OR SCHOOL REPORT CARDS? FIND LINKS TO ALL THE COMMUNITY INFORMATION YOU NEED AT RHONDACHAMBAL.COM. CHECK IT OUT TODAY!

Upturn In Beaver Creek Luxury Market

Despite all the negative economic news, more buyers are leaping into the luxury market. Since July, two homes in Beaver Creek have sold for over a million, and two others with 7-figure price tags are under contract! That's a lot of activity considering only one home in that range was sold between January 2008 and this summer!

So what's behind these sales? I think it's a combination of factors — most importantly,

historically low interest rates and growing consumer confidence. These buyers certainly take a loss when selling their current homes, but the opportunity to purchase an estate residence when prices are low and money is cheap makes a lot of sense.

Regardless of the reasons, these buyers are choosing to invest their money in Beaver Creek — what a testament to the great things our community has to offer!

SELLING DURING THE HOLIDAYS?

The holidays are looming, but that doesn't mean you should put off plans for moving until 2012. Despite common wisdom, the winter can be a great time to sell your home. Here are some reasons why:

1. People who look for homes during the holidays are serious buyers. No one is traipsing through snow and taking time out of their busy schedule to house hunt unless they *really* need a place to live!
2. There are fewer homes on the market which translates to less competition and more money in your pocket.
3. Most sellers list their homes in February/March. Instead of being one of a handful of homes in a price range now, your home could be one of 20 that buyers have to choose from in the spring. Your house will need to be in superior condition to compete.
4. Some buyers need to find a home before December 31st for tax purposes.
5. Tasteful holiday decorating appeals to buyers' emotions and makes your home show better.

If you or someone you know is thinking of moving, please contact me for a free market analysis. I can scout the competition, and let you know if it makes sense to act now.

Giving Hope A Hand

You expect to see neighbors grocery shopping, but it's not often you see one on a box in the cereal aisle! Kroger, as part of its Giving Hope a Hand campaign, is featuring breast cancer survivors on product boxes in its stores, and our own Jeanne Gossel is currently on Special K!

Jeanne, a Kingswood Forest resident and Kroger pharmacist, was diagnosed with Stage I breast cancer several years ago and has been cancer-free for the past two years. Although not someone who seeks the limelight, Jeanne hopes that her story will help raise awareness and encourage other women to get a mammogram.

