

# KINGSWOOD FOREST NEWS

MARCH 2011

VOLUME III, ISSUE 1

## *The Grass Is Greener...*



**BERKSHIRE  
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HomeServices

**Professional Realty**

*“Whether you water by hand or have an irrigation system, Greene County has some ways for homeowners to save on their monthly water bills.”*

### MARKET ACTIVITY

#### SOLD

◆ 3417 Kingswood \$278,500

#### ACTIVE

◆ 125 Chartley \$319,900

#### PENDING

◆ 3409 Kingswood Forest

◆ 3410 Kingswood Forest



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At all of the homes in Kingswood Forest with irrigation systems! Before long, the snow will be gone for good, and I'll be jealous of my neighbors who have lush lawns all summer long. Whether you water by hand or have an irrigation system, Greene County has some ways for homeowners to save on their monthly water bills. So, before the watering season begins, you may want to figure out which one will leave the most money in your pocket:

1. **Passive Approach:** Even if you take no action, Greene County gives you a break on water usage during the summer months. Typically, the county charges for water which leaves your home and enters the sewer system. When you water your lawn, the water does not enter the sewer, so the county offers an irrigation credit. Here's how it works. During the summer, any water usage which is over 125% of your average winter water use does not have a sewer charge. Instead, the excess water is billed at the irrigation rate (25% higher than consumption rate).
2. **Irrigation Meter:** This meter installed on the outside of your home will measure water flowing out of the house rather than into the sewer. This water is billed as water use only (rather than water and sewage) at the standard irrigation rate. The meter is best for homes with underground irrigation systems. It requires a permit and costs \$240 for the meter plus a \$400 connection charge.
3. **Deduct Meter:** This is similar to the irrigation meter, but it's installed inside your home. The county reads this meter, and any water passing through it is subtracted from the sewage bill and billed at the irrigation rate. The downside is that the deduct meter can not be installed in homes on a slab or crawlspace. The homeowner is responsible for purchasing the \$240 meter plus any plumbing expenses.

If you have questions about any of these methods, contact the Greene County Sanitary Engineering Department at 562-7457.

## *2011 Energy Efficiency Tax Credit*



If you didn't get around to making your home more energy efficient last year and were worried that you missed the opportunity for a tax credit, you have a second chance. In December, President Obama extended the tax credit program for 2011. The benefits are not nearly as generous as the 2010 program, but something is better than nothing! Here's a summary of the more popular improvements and the credit:

- New Furnace (95% efficient): \$150
- Hot Water Heater (90% efficient): \$300
- Replacement Windows: 10% of cost up to \$200
- Insulation: 10% of cost up to \$500

Beginning this year, the lifetime cap for energy tax credits is \$500. This means that any credits you took between 2006 and 2010 count toward this limit. For more information, visit [www.energystar.gov](http://www.energystar.gov).



Rhonda Chambal

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Thank you to everyone who has either used my real estate services or referred me to a friend. Your trust is the main reason I was awarded 2010 Rookie of the Year for Dayton. I appreciate your support and referrals!

IMPORTANT REMINDER:

THE DEADLINE TO DISPUTE YOUR 2010 GREENE COUNTY PROPERTY VALUE IS MARCH 31! CALL THE AUDITOR'S OFFICE AT 562-5065 FOR DETAILS.

Spring Brings a Breath of Fresh Air

The lingering cold and snow hasn't stopped the first round of incoming military families from house hunting, and the next two months will continue to be busy. Despite the slow economy, many are coming into town ready to purchase (rather than rent) a home — a positive sign that consumer confidence is on the rise!

Since January 1st of this year, 46 homes in Beavercreek have gone under contract and another 46 have sold. Even better news is that 23 of the 46 closed properties sold in less than 90 days! About 25% of these homes were at least

\$275,000. This data should be encouraging for anyone contemplating selling a home this year!

In the Dayton market, timing the sale of your property is as critical as the pricing. Keep in mind that the majority of Air Force personnel move between June and August. During spring break (March-April), we'll see an influx of buyers hoping to secure a home before summer. Optimize your selling opportunities by listing this spring!

If you would like a free market analysis for your home, please contact me at 776-8432.

WHAT'S IN A

Lytham, Earlsate, Shelford — ever stopped to think why the developer selected these names for the streets of Kingswood Forest? I didn't until resident Patricia Claggett educated me. Turns out, our street names are villages (and castles) in England! The first person to email me the name of the castle in this photo wins a \$10.00 gift card to Wendy's!



Kingswood Forest Directory Information

If you would like to be included in the neighborhood directory, please complete this form and leave it in my mailbox (256 Earlsate Rd.) or send me an email containing this information.

Last Name: \_\_\_\_\_
First Names (Adults): \_\_\_\_\_
Address: \_\_\_\_\_
Email: \_\_\_\_\_
Phone: \_\_\_\_\_
Children (Names and Ages): \_\_\_\_\_

Any businesses or services you would like to advertise to neighbors (e.g., babysitting, lawn mowing, computer repair, etc.):

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