

KINGSWOOD FOREST NEWS

APRIL 2012

VOLUME IV, ISSUE 2

CAVEAT EMPTOR!

You hear someone fumbling with the lock on your front door and notice a truck loaded with boxes in front of your house. You open the door to investigate and discover a person with a shiny key in hand who believes they're moving into your home as the new tenant! Unfortunately, this isn't a case of someone transposing the numbers in your address — it's a sophisticated rental scam now in Dayton.



Recently, I began receiving phone calls from individuals asking if one of my listings was for rent. Each caller had the same story — they found an advertisement online that the property was for lease for a ridiculously low price. In every case, the prospective tenant had communicated with the “owner” (scam artist) through an email address which contained the actual owner's name (thus making it appear legitimate). The imposter told the prospective tenants that he was on a mission trip abroad and needed to rent his home here quickly. All the tenant had to do to secure the property was to send a deposit and first month's rent. A key to the home would arrive in the mail immediately afterwards. Thankfully, the people who called me had a hunch that something wasn't right and did their own investigating to find me. I was able to save several people from losing \$1000, but I'm afraid there were others who fell victim to this scam!

Sadly, my story is not unique. Many other realtors have had similar experiences. Homes currently on the market are being targeted because the listing photos and descriptions are easily hijacked from popular real estate websites and used in fake rental ads. Rentals in Dayton are scarce; please warn anyone you know who's looking for a place to lease — if it sounds too good to be true, it usually is!

Babington Beauty!



Know someone looking to live in our wonderful neighborhood? This home on Babington offers loads of space and a surprisingly open floor plan! With over 3600 sf, it offers four bedrooms, a study, loft, and finished lower level rec room. A large formal living room with beautiful crown molding and a private study flank the entrance. The spacious kitchen boasts a pantry, island, planning desk, and sunny breakfast area. Enjoy special meals in the formal dining room with beadboard ceiling and crown. The open family room features a cathedral ceiling with four skylights, woodburning fireplace, and a convenient rear staircase. At the top of the back stairs, you'll find a roomy loft perfect for myriad activities. The master bedroom has two walk-in closets and a generous bath with dual sinks and jetted tub. Three other bedrooms and a full bath complete the second level. A finished basement rec room suits most any activity. Pass the word to friends who might want to join our community!



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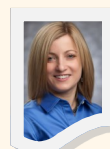
“Unfortunately, this isn't a case of someone transposing the numbers in your address — it's a sophisticated rental scam...”

MARKET ACTIVITY

ACTIVE

- ◆ 221 Babington \$319,900
- ◆ 125 Chartley \$292,500
- ◆ 2470 Kingswood \$270,000

According to the Remodeling Cost vs. Value Report 2011-2012, the average return on investment for a roof replacement in Dayton is 47.7%.



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Beavercreek Inundated With Listings!

SAVE THE DATE!
Kingswood Forest
Fishing Derby
Saturday, June 16th



It seems that with the early spring weather many Beavercreek residents had the same idea — spruce up the house and put it on the market. The traditional start of the “spring” market is the end of March, but this year, the “For Sale” signs started popping up in late February.

This is great news for buyers, as they currently have 35 houses to choose from in Beavercreek in the \$300,000 to \$400,000 range alone! For sellers, it’s a different story. With such a large inventory, they have

to compete with more homes and may not be able to demand top dollar.

Since March 1st, only five homes in this price range have gone under contract, and three have closed. This indicates that while more people are trying to sell their homes, there hasn’t been a proportionate increase in the number of buyers, at least not yet.

If you are planning to sell, my advice is to price your home fairly and make sure it’s in tip-top condition. You want to be the one house the buyer remembers!

REDISTRICTING COULD IMPACT KINGSWOOD FOREST CHILDREN

“Middle school students will continue to attend Ankeney Middle School in all but one of the redistricting scenarios.”

With Beavercreek’s new elementary and middle schools scheduled to open in August 2013, the district is in the process of selecting a plan to relieve overcrowding by redistributing the student population. Cropper GIS, a consulting company, is assisting the district in gathering input from residents and identifying the redistricting plan which maximizes walkability, minimizes the impact to students, creates contiguous zones, and provides a clear feeder pattern based on elementary school attendance area.

Cropper has three proposed elementary school plans and four middle school possibilities. Kingswood Forest students will attend Fairbrook Elementary in all three elementary options. Middle schoolers will continue to attend Ankeney Middle School in three of the redistricting scenarios but will move to the new middle school located at Dayton-Xenia and Trebein in the fourth.

Approximately 150 residents attended a public forum on April 4th to provide input into redistricting. If you didn’t attend, it’s not too late to have your voice heard. Simply, visit www.beavercreek.k12.oh.us/Page/8523 and complete the survey by April 20th. Detailed maps of each plan are also available on this website.

Summer Programs For Kids

**YOUR SOURCE FOR
LOCAL REAL ESTATE
INFORMATION:
RHONDACHAMBAL.COM**



Nature camps for children ages 5 and up (many held at Narrows Reserve); registration begins 4/16/12. www.gcparkstrails.com.



Day and residential camps offered through the Office of Pre-College Programs for grades K-12. www.wright.edu/academics/precollege/



Day, sports, and art camps for children 3 and up; registration began 4/9/12 for non-residents. www.ketteringoh.org/newweb/departments/recreation/rec_programs.php