



Harbour Heights Real Estate News®

Fisherman's Village Realty, LLC

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So what is the local news?

Last months lead article got a lot of positive comments. This and That brought a number of issues out that either directly or indirectly had some effect on Harbour Heights property owners and out of area readers as well.



One caller asked, what is going on in Harbour Heights that I need to know about? I am not sure if there is a community communication organization and the only Harbour Heights news that I read is what I see in your newsletter, can you help us?

I did take the time to answer those questions that day but, it made me think that many people are probably not aware of what groups are available to join, or what volunteer organizations are open to new members or public input to help move issues along.

Since our newsletter literally reaches thousands of people each month I thought that a mention of a few organizations, projects that are either underway, or just finishing up, may answer some questions

for our readers.

Community improvement has seen a big push this year. The median reconstruction project is just about complete, bridge cleanup and weekly maintenance are all that is left to finish. All of the canals in the Waterway MSBU are in the process of being dredged to sailboat depth and will be completed by early 2010.

Storm drainage work is complete with 38 major intersections reconstructed. The Harbour Heights Park Butterfly Garden got a nice facelift this Summer and volunteers are always needed there. The Harbour Heights Community Plan has been resurrected with a volunteer group of seven, resident participation will be crucial for its success.

There are several social groups that are open to membership, the Harbour Heights Civic Association, Harbour Heights Horticultural Society, and the Harbour Heights Yacht Club are three that come to mind. There are also several churches in the area that have various groups and causes that are looking for members and volunteers.

In short, there is a lot of activity going on in Harbour Heights but, for my money the best thing that you can do is go down to Harbour Drive any day and launch a boat or

kayak, fish from the piers, cook lunch or dinner by the pavilion and just chill out., there is no better way to spend a day and it's right in our neighborhood and the cost is next to nothing, WOW!

You can get all this info on our website or give us a call we would be happy to help you.



SCRUB JAY UPDATE

As many readers know I have been working with many HH residents to find a way to ease the restrictions associated with Scrub Jay habitat lands. Last month on behalf of many residents I contacted the Law Firm of Foerster , Isaac & Yerkes, PA Attorneys at Law. This firm specializes in eminent domain litigation. I have sent my preliminary findings to Mr. Yerkes and am waiting for him to contact me for further instruction. As always we will keep you posted on any progress.

Have a Happy Thanksgiving!



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Special Points of Interest:

◆ **Feel free to forward this newsletter to anyone you know or send me their email address and I will add it to our distribution list.**

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- ◇ Punta Gorda-Port Charlotte-North Port Association of Realtors, Inc.
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Please send us your referrals



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Real Estate News®

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Harbour Heights
Real Estate Run Down

Homes For Sale: 21
Homes under contract: 11
Homes sold: 21

Vacant lots For Sale: 71
Lots under contract: 2
Lots sold: 10

Give us a call to see any of
these fine properties.

Rediscover
Harbour Heights / Punta
Gorda, Florida

The Numbers Get Better Each Month

Harbour Heights is on pace to have its best year in real estate since 2006. At the present rate we should close a minimum of 45 total properties this year. Compare that to 2007 & 2008, where less than 45 properties were sold combined for the entire two year period.

Prices are not what they once were but, this is a most encouraging sign looking towards 2010.

We have some extraordinary deals here in both residences and vacant land. Don't miss an opportunity for yourself or family and friends to find a sound investment.

CHECK OUT OUR WEBSITE WE HAVE THE ANSWERS!

www.HarbourHeightsRealEstate.com

New Partnerships

A while back, Debbie and I transacted some business with a real estate brokerage in Maine, we were asked to sell the Charlotte County home of a Maine resident,



once the sale was com-

pleted and as is customary we kept in touch electronically sending each other area listings and information. Recently, we reached out to a group of agents in Maine sharing our website and listings in hopes of generating additional business. It worked!

We have formed a referral agreement partnership with two real estate firms in Maine. The idea being that we would share each others listings by showcasing the information on our websites and work with any customers that are referred to us. Referrals are a standard part of the

real estate business.

The exciting thing about these agreements is that although our areas are separated by well over a thousand miles we share the same affinity for the waterfront lifestyle.

We all agreed that it was a perfect fit. If you look at our website you will see that we have some very attractive properties located along the coast and inland in Maine. One broker's parents actually



lived on Boca Grande for a number of years and she is already quite familiar with the area.

Our referral partners are [John Babin](#) with Coldwell Banker Residential and Dava and Mark of [Davin Small Real Estate](#) ReMax by the Bay. (See [Links](#) on our website.)

Please take the time to look at their websites and see what Maine has to offer. You just never know what might happen.

Super Servants to the rescue!

Despite the downturn that we have experienced in the last 2 plus years, one good thing that has come out of it all is that we have met, hired, and worked with trades people that you should consider when looking for their particular talent.

Chuck Sobke for landscaping and yard cleanup needs (941) 875-7541. For tile work Kirby/Murphy Enterprises, a father daughter team with great talents (941) 322-2342. For plumbing you can count on Scott Warram, local guy and good (941) 629-4341, and A/C no one else but Thompson's Air Conditioning (941) 624-6000.

Make your plans now and get ready for the **4th Annual Harbour Heights 5K**. New for this race will be a **Grand Prize** and all entrants are eligible to win. The prize is a **weekend for two at the Villas at Fisherman's Village Resort, and dinner for two aboard the 77 foot Harbor Lady cruise ship**. This years event will be better than last years **SO DON'T MISS IT!**



Save the Date!

Saturday,
February 27, 2010
Fourth Annual
**HARBOUR
HEIGHTS 5K**

2010

Benefiting



AUTISM SPEAKS®

and

Deep Creek Elementary School

Senators agree to extend home buyer tax credit

BY STEPHEN OHLEMACHER
Associated Press - Oct. 29, 2009

Senators agreed Wednesday to extend a popular tax credit for first-time home buyers and to offer a reduced credit to some repeat buyers.

The tax credit provides up to \$8,000 to first-time home buyers but is set to expire at the end of November. The Commerce Department said Wednesday that new home sales fell 3.6 percent in September, and some industry representatives blamed uncertainty about the tax credit.

Senators agreed to extend the existing tax credit for first-time home buyers while offering a reduced credit of up to \$6,500 to repeat buyers who have owned their current homes for at least five years, said Regan Lachapelle, a spokeswoman for Senate Majority Leader Harry Reid, D-Nev.

The tax credits would be available to home buyers who sign sales agreements by the end of April. They would have until the end of June to close on their new homes, according to a summary of the legislation being circulated among lawmakers.

Senators were still negotiating

the expansion of a separate tax credit that lets money-losing businesses get refunds for taxes paid in previous years, providing them with an immediate source of cash.

Senators in both political parties were hoping to add both tax provisions to a bill that would give people running out of unemployment insurance benefits up to 20 more weeks of federal aid. The Senate could vote on the overall bill as early as Thursday, but lawmakers were still haggling over several unrelated amendments Wednesday evening.

Popular bills like the one to extend unemployment benefits often attract amendments that would have a difficult time passing on their own.

Republicans were demanding that they be given a chance to offer amendments to restrict federal aid to the beleaguered community activist group ACORN and on requiring that people receiving unemployment insurance be processed through E-Verify, an Internet-based system that employers use to check on the immigration status of new hires.

Majority Democrats have refused to add the amendments.

If the Senate passes the bill, it would go to the House, which passed a similar bill extending unemployment benefits last month. House leaders have also said they support extending the tax credit for home buyers.

Sen. Chris Dodd, D-Conn., has been negotiating for several weeks with Sen. Johnny Isakson, R-Ga., to craft an extended tax credit for home buyers that would pass the Senate.

Lawmakers didn't release a cost estimate for extending the tax credit, though similar proposals were projected to cost about \$10 billion.

Industry representatives said uncertainty about the tax credit is hurting new home sales. September's decline was the first since March.

About 1.4 million first-time home buyers have qualified for the credit through August. The National Association of Realtors estimates that 350,000 of them would not have purchased their homes without the credit.

The tax credit for money-losing businesses is a favorite among Republican lawmakers. Businesses could get tax refunds by using losses from 2008 and 2009 to offset taxable profits made in the previous five years. Under current law, they can only offset profits from the previous two years.

The provision would help a variety of industries, including retailers, manufacturers and home builders, though it's expensive.

"It's clearly a way to put cash in the hands of some major economic players," said Clint Stretch, a tax policy expert at Deloitte Tax.

A similar proposal that was ultimately dropped from the economic stimulus package enacted in February would have cost nearly \$20 billion over 10 years. Lawmakers are working to reduce the price tag.

Because people are so strapped for cash, this is a good way to get refunds when businesses need them for operating expenses, said Rachelle Bernstein, vice president and tax counsel for the National Retail Federation.

Economy grows in 3Q, signals end of recession

WASHINGTON (AP) – Oct. 29, 2009 – The economy grew at a 3.5 percent pace in the third quarter, the best showing in two years, fueled by government-supported spending on cars and homes.

The Commerce Department's report Thursday delivered the strongest signal yet that the economy entered a new, though fragile, phase of recovery and that the worst recession since the 1930s has ended.

The much-awaited turnaround ended the streak of four straight quarters of contracting economic activity, the first time that's hap-

pened on records dating to 1947.

It also marked the first increase since the spring of 2008, when the economy experienced a short-lived uptick in growth. The third-quarter's performance – the strongest since right before the country fell into recession in December 2007 – was slightly better than the 3.3 percent growth rate economists expected.

Armed with cash from government support programs, consumers led the rebound in the third quarter, snapping up cars and homes.

Consumer spending on big-ticket manufactured goods soared at an annualized rate of 22.3 percent in the third quarter,

the most since the end of 2001. The jump largely reflected car purchases spurred by the government's Cash for Clunkers program that offered a rebate of up to \$4,500 to buy new cars and trade in old gas guzzlers. The housing market also turned a corner in the summer. Spending on housing projects jumped at an annualized pace of 23.4 percent, the largest jump since 1986. It was the first time since the end of 2005 that spending on housing was positive.

The government's \$8,000 tax credit for first-time home buyers supported the housing rebound. Congress is considering extending the credit, which expires on Nov. 30. The collapse of the housing market led the

country into the recession. Rotten mortgage securities spiraled into a banking crisis. Home foreclosures surged. The sector's return to good health is a crucial ingredient to a sustained economic recovery.

Brisk spending by the federal government, led by efforts to stimulate the economy and on defense, also played into the third-quarter turnaround. Federal government spending rose at a rate of 7.9 percent in the third quarter, on top of a 11.4 percent growth rate in the second quarter.



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