

Monona Market Update:

As of May 28, 2009, there are 47 residential homes in Monona actively listed for sale in the MLS. Fourteen of these are new listings since our last newsletter (4/13/09). Four properties have a list price of over 1 million, 19 are listed between \$400,000 & \$999,999, 20 are listed between \$200,000 & \$399,999 and 13 are listed under \$199,999. Six of those under \$199,999 have offers and are waiting to go to close. Overall the average list price of active listings is \$497,154 which is down \$67,246 since our last newsletter. The average days on the market are 105 and the average price per sq. foot is \$218 (compared to 101 DOM and \$243 since our last newsletter). When I remove the homes listed above \$400,000 the averages were \$233,052 list price, 109 DOM & \$139 per sq. foot (compared to \$243,000, 93 DOM & \$139).

There are currently 16 homes with accepted offers waiting to go to closing. Fifteen of these are below \$325,000 list price with the average being \$174,660. The one other is listed at \$625,000. And there has been only one closing since our last

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newsletter (sale price of \$125,000). If you recall, there had been only 6 closings between Jan. 1, 2009 & April 13, 2009 so things have picked up.

In the combined Dane, Sauk & Columbia County markets, closings were down roughly 33% when compared to the first quarter of 2008. They were down 42% from the same period two years ago. In Dane County there were 546 closings during the first quarter of 2009 compared to 686 in 2008. Active inventory has dropped from 2,888 in 2008 to 2,693 in 2009. Closings generally lag behind offers to purchase by an average of about 60 days and the past 30 days have given us reason to think that the worst may be behind us, with brighter days ahead.

If you would like information on a current listing or would like a FREE right price analysis on your home please give me a call. Contact me at 608.443.4822 or KUnke@StarkHomes.com

The above information was taken from the South Central Wisconsin Multiple Listing Service (MLS) on 5/28/09

Frost Woods

Lake Monona

NEIGHBORHOOD NEWS | SUMMER 2009

OWEN-MIDMOOR TRAFFIC ISLAND UPDATE

As you know, the Frostwoods Home Assoc. Board has undertaken the project of beautifying the traffic island at the intersection of Owen Rd. and Midmoor Rd. The Monona Public Works committee approved the landscape design discussed at the Annual Meeting. Jane Kuzma of Bur Oak Design is the landscape architect who donated her time for this design. After much discussion, there will be no sign but there will be some rocks placed near the center and several perennial flowers to be planted elsewhere on the island. Spring bulbs could be planted in the Fall for blooms the following Spring. There will be a decorative stone path with hardwood mulch around all the plantings. Weed barriers will be used under the mulch. If approval is granted for this project, we will proceed to turn over the sod and then later roto-till before planting. Many helping hands will be needed for the work as we want to make this an all-neighborhood under-taking. We hope you consider joining with us to create a beautiful landmark for our neighborhood and the city of Monona. Another note: Verona is starting a program called "Adopt a Traffic Island" whereby they will be doing the same project work as us!!

We invite everyone to stop by the morning of Saturday June 6 to help plant. Please see the list inside this newsletter of plants we need. If you have one of these plants in your yard and you'd like to donate it, please e-mail Marilee Karamanski at karamanski@sbcglobal.net or call 819-0225. Or, if you'd like to donate an amount to purchase a plant, please give Marilee that information as well. We'd like the landscaping of the traffic island to be a community event so please stop by and get your hands dirty!

CLAM BAKE

Sunday, September 13, 2009

Come tailgate with the neighborhood before the Sunday night Packers' game. If you missed this last year....you won't want to miss it this year!



Kirk Long Receives Frost Woods Scholarship Award.
 See Kirk's essay on page 2.

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List of plants needed/suggestion for donation

Number Needed	Plant
6	Bachelor's Button
3	Black eyed susan
5	Bowles Golden sedge
4	Carmen sedum
7	High Five veronica
7	Husker Red pensteman
5	Kent Belle bellflower
5	King of Hearts bleeding heart
8	Lancastrinse geranium
9	Palace Purple coral bells
12	Prairie Dropseed grass
2	Red Catleya astilebe
10	Sonoran Sunset agastache
10	Stella d'oro daylily
10	Stephanie geranium

In the fall we will also need between 77 & 132 Hyacinth & Daffodil bulbs

Frost Woods Scholarship Essay

By Kirk Long

Kirk Long and Naomi Latorraca received this year's Frost Woods Homes Association Scholarships at the Annual Meeting. Naomi's essay was published in the previous newsletter.

The neighborhood my parents chose to raise my sister and me in, Frost Woods has been the center point of my life thus far. From the green lawns we ran through to the lake we swam in, growing up here is a major part of who I am today. Looking through family photos I don't know who has grown more, me or the giant trees that give our neighborhood such beauty. The events that have happened here from the time they were seedlings have shaped this neighborhood into the community it is become today. Though some of the residents aren't as lively as they once were, the consideration they've shown and the thoughtful deeds done will be passed on even if they sadly do. It's that inheritance of an ongoing acceptance to our neighborhood that draws people to join us and what they contribute can only add to what we already share.

The blocks around my street, Bridge Road, are divided into spacious lawns with beautiful houses. The size of our yards may add distance between one another but the sense of our community couldn't be stronger. From a subtle wave driving by to a full-fledged conversation on the corner block; the residents of Frost Woods are always willing to share a smile or lend a hand. To ask the use of a neighbor's ladder would be responded to by a sure answer followed with a question of their own, "Need Help?" Regardless the issue a nice response would always be

given, even if someone's father was just looking for a way to get a poorly tossed Frisbee off the roof. The families on vacation would be returning to a well kept lawn maintained by those asking for nothing in return but done from generosity. With a recapping of the local happenings for the days missed, the returning neighbors would be brought right back into the community. No matter how nice the weather or warm the vacation spot, nothing can compare to the warmth felt here.

Repaying the generosity of those around you was often just as rewarding. My mother enjoys sharing the vegetables from our garden just as my father asks me to shovel off a neighbor's driveway; it is these things that insure nothing is to be taken for granted by the consideration of the ones living around you. From the widowed old ladies dropping off Easter baskets on the front step to family friends inviting you to dinner, you could always rely on those around you to give and receive the feeling of well being.

The appeal of Frost woods not only lies among its residents but the natural beauty of the area. With the foliage of a natural forest carpeted by green lawns and colorful gardens the pristine local area looks as though the houses sprouted from the grounds. With an atmosphere created and maintained by comfortable people and their families, it will be hard to move off to college. The progression of my life has lead me to an opportunity I am ready to face and the experiences I've had and the people tied into my life here are never to be forgotten; and the dirt from the neighborhood will always be grinding in my shoes.

Babysitting & Pet Care

Emily (14) and Audrey (13) Hopkins are both available to babysit. Emily would also care for pets. Please call 577-3185." We encourage all neighborhood kids (and adults for that matter) to send us their information if they are willing to babysit, pet sit, mow lawns, shovel, etc.... You may send it directly to Frostwoods@frostwoods.org.

OFFICERS

Marilee Karamanski – President
Peter Sobol - Vice President
Branda Weix – Treasurer
Brian Alme – Secretary
Anita Barlow – Member at Large
 Frostwoods@frostwoods.org
 www.frostwoods.org

If you have a digital picture from the neighborhood that you would like to share, please forward that to the e-mail address above. We plan to upload photos to our web site to show off our neighborhood at different times of the year.

New Baby

Matt and Melissa Aro, and big brother Logan, welcomed baby Warren in May. The whole family is doing well and they are looking forward to a fun summer!

Directory Update

We're updating the directory this year. We will be mailing out a single sheet to everyone with the names and contact information that we have for each address. Please keep an eye out for this and send it back with any updates or corrections. We will once again have a Youth Job Section. This year we're also going to add a Business Directory for anyone in the neighborhood who wants to list their business and contact info. Please contact Branda at 222-8477 or frostwoods@frostwoods.org if you have any questions about the directory.

What's going on in Real Estate?

Buyers – If you haven't owned a home at any time in the last three years and would like to, there has perhaps never, ever, been a better time to buy one than right now. The government's \$8,000 first time homebuyer tax credit (which now can be used for the down payment) is a free gift, and all you need to do to get it is close on a home by Nov. 30, 2009. If you're not a first time buyer, you still have record low interest rates and ample inventories to choose from. Inventories will start to dry up in a couple months under \$300,000 because of the first time buyer activity, and competition will likely be intense come the fall. The sooner you act, the better off you'll be.

Sellers – The clouds are starting to lift for you, particularly in the lower price ranges. However, you've still got lots of competition, so reaching for a higher price is not yet an option. Sale prices are still averaging about 96% of the list price, so asking more than 3-4% above what you think your home will really sell for is probably a waste of time. Plus the house will have to appraise and appraisers are getting tougher and their regulations are getting stricter. Also be realistic about your home's condition, and take the time to fix the things that matter. If you do it right, your chances of selling quickly are good, and improving.

Trend Watch - Likely direction next 6 months

Number of homes sold – Pace of offers strongly suggests it's up from here!

30 Year Mortgage Rates – Tough for them to go much lower but the Fed wants them to stay low.

Median Sales Price/Single-Family & Condos – Steady in Dane, Some weakness in Sauk & Columbia. Flat for another year.

Building Permits – Dane County Single-Family – This is close to the bottom, but inventories will have to fall more before a big upturn.

Inventories – Single-Family & Condo – Trend slowly down in Dane. Need more activity in Sauk & Columbia.

Information taken from Dave Stark's First Quarter Newsletter which can be seen in its entirety at www.StarkHomes.com

Green Cleaning with Baking Soda

(Greenlivingtips.com)

- A bowl of baking soda in your fridge will help remove excess moisture and absorb odors.
- Sprinkle some in your veggies crisper and cover with a cloth or paper towel for crisper veggies that last longer.
- Sprinkle baking soda onto a damp sponge for cleaning out your refrigerator and bench tops without scratching.
- Dissolve a couple of tablespoons of baking soda in water in a microwave safe bowl, then bring to the boil in your microwave. Allow to sit for a minute or two, then you should easily be able to wipe out any baked on stains, plus your oven will microwave will smell fresher too.
- Sprinkling baking soda in the bottom of rubbish bags will help to control odors as you add trash.
- To give your dishwasher a good clean, run it through a cycle and use baking soda instead of detergent.
- Baking soda can be thrown on stove fires to extinguish the flames. The carbon dioxide generated when the powder burns starves the fire of oxygen.
- Wash chemicals and pesticides off fruits and vegetables in a pot filled with water and 3 - 4 tablespoons of baking soda added.

Want to be published in Neighborhood News?

If anyone is interested in writing an article for the newsletter please contact Kellie at kunke@starkhomes.com or 443-4822. Do you have a story to share? Do you dabble in poetry? Have you always wanted to write for the newspaper? Whatever it may be.....share it!