



Wolfsnare Plantation News



Volume III, Issue V

www.wolfsnareplantation.org

Summer 2011

Wolfsnare Plantation Civic League

Board of Directors

President: Dan Palaschak
Phone: 412-4117
Email: trainmanvb@msn.com

Past President: Nick Calvert

Vice President: Phil Johnson
Phone: 481-0541
Email: pcjohnson1@verizon.net

Treasurer: Deanna Thompson
Phone: 496-0203
Email:
deannawthompson@yahoo.com

Secretary: Kathy Gardner
Phone: 481-2268
Email: kathy1933@live.com

Neighborhood Watch:

Scott Payne
Phone: 481-0696
Email: sspayne@verizon.net

Special Events:

*** OPEN ***

Website Contact:

Rawl Gelinis
Email: rawl@keyops.com

Newsletter Editor:

Deanna Thompson
Phone: 496-0203
Email:
deannawthompson@yahoo.com

President's Corner

Welcome to the "early" dog days of summer! We barely passed spring and all of a sudden it is summer in early June. But the hot weather did not dampen the Friday night social spirit on June 3rd as an estimated 60 adults and children showed up to enjoy a Jimmy Buffet style Margaritaville party on my deck. Thanks to bartender Ray Parker who mixed up batch after batch of margaritas in the blenders!

Here are some items to report on:

Friday Night Socials – the calendar is filling up fast so be sure to let me know who wants to host a party as we still have openings trainmanvb@msn.com. The current schedule is contained in the newsletter. Social times are 6pm - 8pm and yes children are welcome!

Our Webmaster Rawl has posted pictures of the event on the website so be sure to stop by and check it out. Rawl keeps the website up to date with pictures and the social calendar also. Remember the site for the calendar is kept confidential and may be accessed with the following address:

<http://www.wolfsnareplantation.org/events.html>



Something new is coming to the front entrance in July!

Front signs are on order and we can expect installation in mid July if not sooner depending on availability of materials. I will keep you all updated in my Presidents Ramblings emails. The final sign design is pictured below and it will be a great addition to the neighborhood!

Thanks to Ray Parker; Nick Calvert; Phil Johnson; Wayne White and yours truly for making up a work detail to paint the wrought iron fences in anticipation of the new signs. In particular thanks to Ray for donating commercial grade oil based paint which should last a good 5 years or so. Next on the agenda is finding cell lighting to keep the signs bright in the evening.

Dues - Just recently a neighbor wrote his dues check and included an extra stipend just for the signs. Very thoughtful of him and yes the league is still taking donations toward this very expensive project this year so if you would like to support the signs just send a check or drop off your donation to Deanna Thompson at 2316 Dodd Drive. Your support is very much appreciated. To date, 102 households have paid their 2011 dues or 52%.

We hope to publish an electronic directory soon. If you have not done so please contact Phil Johnson for a directory form pcjohnson1@verizon.net. Thanks!

That is it for now, so stay cool and we will see you at the socials and around the neighborhood!

~ Dan Palaschak

Neighborhood Watch

Every summer, we experience an influx of out-of-state, college-aged salespeople for various alarm companies who go door-to-door soliciting in our City.



Some of these individuals are polite and respectful, and once you indicate you are not interested in their product, respect your decision and leave your premises without another word. On the other hand, we have received numerous reports each summer that others have been more than pushy. In some cases, they actually frightened residents by refusing to leave their property or becoming highly agitated when residents indicated they were not interested. Some asked residents unusually specific questions such as “what time do you normally leave for work,” and “what is the layout of your house – where are the bedrooms located?” Some of the company reps have told residents who already had security systems that they had taken over the existing security system account and had residents sign fraudulent contracts. Please be aware that not all alarm companies use legitimate tactics. Your best defense is to be informed. Call the Non-emergency number (385-5000) immediately if you notice anyone in your neighborhood that is suspicious.

~ Submitted by MPO Helen Gillespie, Virginia Beach Police Department Crime Prevention Unit 385-1331

FTC Offers Tips to Help People Avoid Being Scammed By Door-to-Door Sales Agents Pitching Home Security Systems

The Federal Trade Commission is offering information to help homeowners avoid unscrupulous sales agents who go door-to-door during the summer months. These scammers use deceptive, high-pressure tactics to get people to buy expensive, and sometimes substandard, home security systems they often don't need.

The FTC advises consumers to ask for identification before allowing a salesperson to enter their home – some states require door-to-door salespeople to state up-front their name, the company's name, and what they're selling; others require them to show a sales license and photo ID. The agency also advises consumers to watch for these signs of a scam:

- Pressure to act now to take advantage of a limited time offer.
- Offers of free equipment to get you to sign a contract. Translation: you may have to sign a long-term and expensive system monitoring contract.
- Scare tactics Burglaries have occurred in your neighborhood.
- Phony upgrades – They say they have come to replace your security system, but they really want to install a new system with a costly contract for a monitoring service.
- Your security company is out of business. If they say this, call your company to confirm.

The FTC also advises that, whether sellers come to your door or you seek them out, ask for the contractor's name, address, and phone and license numbers; what state issued the license; and the name the license is filed under. Check out the company online and with your state Attorney General, local consumer protection agency, Better Business Bureau, and state licensing officials. The FTC also advises:

- Get references and find out how the equipment and services have performed for others.
- Get written estimates from several companies and ask questions about who will install the system and how it will function. Be sure you know who will monitor the system, how much it will cost, and how often you will be billed.
- Read the fine print. Make sure the written contract includes all oral promises made by the salesperson.
- Ask your police and fire departments if you need to register your system, and if there are fines for responding to false alarms.
- You can cancel the deal. The FTC's Cooling-Off Rule gives you three business days to cancel if you sign a contract in your home or anywhere that is not the seller's permanent place of business – even if the system has already been installed. You don't have to give a reason for canceling.

For more information, see the FTC's Knock, Knock. Who's There? Want to Buy a Home Security System? Beware of home alarm sales scams.

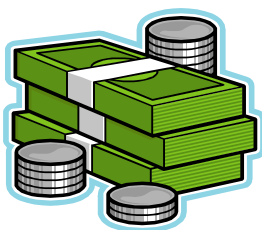
Real Estate Corner by Kaye Wolf, ABR, CRS, GRI, A-REO

Long & Foster
Realtors

Summer has just arrived and it's a perfect time to catch up on listing and sales prices in Wolfsnare Plantation. This time I think I'll compare asking and sold prices to tax assessed values. A tax assessed value is the figure the City of Virginia Beach gives a property including all improvements thereon. It is not a true indication of market value as some homes sell above tax assessment and some below. Right now Wolfsnare Plantation's asking prices average 16.5% ABOVE tax assessment while sale prices are averaging 24% BELOW tax assessment. A seller can ask anything he or she wants for their home, but how much a buyer is willing to pay might be a different figure altogether. The average list price of all homes on the market regardless of waterfront, size or condition is \$426,660. While the average sale price, what a buyer actually paid, is \$298,120. Your home's actual value will vary depending on condition, size, waterfront and so on. Consult a real estate professional for more exact figures on your home.



2011 Membership and Dues



What a membership we have! Currently, **52%** of our neighborhood has chosen to become members of the Civic League! What does it mean to be a member? You'll have access to voting rights at our 2 membership meetings (spring and fall).

Also, the league plans many activities that the whole community may enjoy: Easter in the Park, community Garage Sale, National Night Out, Christmas in the Park, the Holiday Party to name a few. Your dollars also are applied to the maintenance of the front entrance. What a deal at just \$10 a year per household! If you'd like to renew your membership or become a new member, simply write a check for \$10 made out to "**Wolfsnare Plantation Civic League**" then mail it OR drop it off at 2316 Dodd Drive (our Treasurer's home).

Front Sign Maintenance

Beth Allen is coordinating a group of volunteers to maintain the front entrance. All that is required is some weed pulling, raking of pine straw and other debris, watering if necessary and general cleanup. Please contact Beth at 227-9953 or baabba1@aol.com to choose a week that fits into your schedule. It takes just a little time from each one of us to keep it looking sharp!

Also, keep and eye out for the new front signs to be installed in July! Thanks to those of you who attended the spring board meeting in the park to vote **YES** on allocating the funds to purchase these new signs!



Friday Night Social Calendar

Jul 8	Katherine and Dave Best	704 Wolfsnare Cres.
Jul 22	George and Kay Wolf	2360 North Wolfsnare
Aug 5	Bill and Mary Ann O'Prandy	833 Simpkins
Aug 19	Wanda and Dave Steines	2317 Dodd

*Sep 9, Sep 23, Oct 7, Oct 21 dates are open!
Won't you consider hosting?*

Janice Gardner's Going Away Party

August 6th 6pm to ? in the Gardner's backyard. Food, drinks and live band. All neighbors welcome to send off Janice to JMU!

National Night Out Date Change

Sarah Payne has graciously offered to chair the National Night out again this year. It will be held at the park on **October 4th**. While the date is somewhat far off you may want to contact Sarah to offer assistance in this community wide endeavor. As some of you may know, the National Association of Town Watch has experimented in the past couple years with changing the date of NNO to October. (October is Crime Prevention month.)

Up to this point, Virginia Beach had chosen to stay with the traditional "first Tuesday in August" date. However for 2011, several Hampton Roads cities, including Virginia Beach, have decided to move to the October date for this year. A continued concern over the heat during August was one of the primary factors. We recognize that people will have mixed opinions over the date change. Moving the date for 2011 will affect the National sense of community, but by voting to be consistent with the majority of Hampton Roads we will hopefully retain that feeling on a local level. The National Association of Town Watch has endorsed the October date, so our events on October 4th are still officially "National Night Out". After NNO 2011, we will again evaluate the two different date options.

Community Website

Have you visited our community website lately? It is full of information about our community and beyond. Some of the items that may interest you are: past newsletters, treasurer's reports, Friday social schedule, photos from socials and other happenings around the neighborhood, civic league by-laws, links to state/local government offices and neighborhood watch information. If there is something you feel could be a useful addition to the website, contact our webmaster Rawl Gelinas at rawl@keyops.com.



SPECIAL THANKS to Robin Bresnahan for making the community yard sale happen. It was a huge success!!

Advertise HERE!



Let your neighbors and friends know your business! Great value for your advertising needs! The newsletter is published 4 times per year. 4 economical opportunities to get your business information out to the community!



Kaye Wolf
 3181 Shore Drive
 Virginia Beach, VA 23451
 Cell (757) 636-8296
 Fax (757) 496-3237
 Kaye.Wolf@LNF.com
 www.KayeWolf.com

Kaye protects her clients as a she wolf protects her pups.

Pricing per year:
Business card size
 1st run: \$25
 Add'l run: \$5

1/4 page
 1st run: \$40
 Add'l run: \$5

1/2 page
 1st run: \$60
 Add'l run: \$5

Tim Calvert
 Weekly or Bi-weekly Service
 Free Estimates
 (757) 613-6104

Coastal Cuts
 Lawn Service

Mowing & Trimming
 Mulching & Pruning
 Leaves & Debris clean-up
 coastalcuts757@gmail.com

NICK CALVERT
 REALTOR®
 Calvert Real Estate Group
Direct: (757) 636-0872
 Office: (757) 428-4600
 Fax: (757) 491-6184
 VBHousehunter@aol.com
 www.VBHousehunter.com

Ocean Front Office
 317 30th Street, Virginia Beach, VA 23451

Marxieboy Toys
 Lionel Trains | Marx Toys | Plasticville | Vintage Toys

Dan Palaschak
 Toymaster
 2328 North Wolfsnare Drive
 Virginia Beach, Virginia 23454-2716
 Contact me at:
 Home: 757-412-4117
 Cell: 757-449-0289
 Email: trainmanvb@msn.com
 http://danstrainsandtoys.webs.com/

Great cut. Great price.
Great Clips.

Great Clips®

FIN022E

\$7.99 haircut
 OFFER EXPIRES: 04/30/11

Not valid with any other offers.
 Limit one coupon per customer.
 At participating salons.

HILLTOP NORTH SHOPPING CENTER