

# In the Woods

*Where nature still comes first*

Welcome to the 3rd installment of "In the Woods." This will be the last printed version of the newsletter. From now on keep updated at our news and events page at [www.duck-harborgroup.com](http://www.duck-harborgroup.com), or check out our new facebook page. Go to [www.facebook.com](http://www.facebook.com) and type Duck Harbor. We hope everyone had a peaceful winter and are looking forward to Spring.



## DUCK HARBOR CLOTHING

Available at the Duck Harbor Antique store is a line of Duck Harbor clothes. Included are button down shirts, sweatshirts, golf shirts, baseball caps, and tote bags. If you'd like a different size or color, please let us know. We'll have your special request ordered with the next shipment. 100% of the profits go to the Equinunk Volunteer Fire Department.

## PAVILION

The new access area at the end of Old Woods Road was christened this past September with our Annual Labor Day Docktails. To insure against rain, a tent was erected for the party. Our insurance paid off; it was a beautiful day. We realized the advantages of a permanent structure as the tent was still used for shade. This

spring construction will begin on our planned 30' X 40' pavilion so everyone can enjoy their outings no matter the weather. The access area will also provide many more dock spaces, as well as a boat ramp to launch your boat from within the development. With plenty of parking and large grass areas, there is room for all to enjoy.



## RIDING ATVS

ATV riding is a popular activity with residents of The Woods. Usage is popular both as a means of transportation around the community and as a sport. We have many logging trails to explore in the undeveloped sections, including a 3 mile loop that even most beginners can handle. The PA State Department of Conservation and Natural Resources has published their laws in the Snowmobile and ATV Guide at [www.dcnr.state.pa.us/forestry/atv/safety.aspx](http://www.dcnr.state.pa.us/forestry/atv/safety.aspx). As with any activity that creates noise or can infringe on the rights of others, please be considerate of private property and others sharing the road/trail. Go slow as you pass people and horseback riders, so as to not kick up dust and /or spook the horses. Plus, we recommend the buddy system when riding the trails.

*I can enjoy society in a room; but out of doors, nature is company enough for me.*

*~William Hazlitt*



*Curtsey of John Smith*

## BLACK BEAR

With a population, of 7,000 to 10,000 black bears in PA, the chances of encountering a bear this spring will be high. I lost count how many times I saw black bears last summer. One siting was quite fascinating. Outside the front gates, under the apple trees, was a bear cub sniffing around. Not finding any apples, the cub climbed to the top of the tree in three powerful, but graceful jumps. He shook the branch, jumped to another branch and shook again. Then he climbed backed down and ate all the apples he had knocked to the ground. Of course, I didn't have my camera! Most bear sitings are from a good distance or from inside a vehicle. There is a lot of misinformation about bears. They need not be feared, nor should they be dismissed as harmless. They are beautiful animals that need to be respected. Another past encounter involved an eight year old girl. She was walking home after a swim in the lake, when a small bear cub crossed the road 10 feet in front of her. It was so adorable and fluffy; she wanted to call out to it. Remembering her parents warning about the mother bear's likely

proximity, she quietly talked to the cub and slowly walked back the way she had come. My daughter Payton, had already learned bear safety rules. The PA Game and Fishing Commission has helpful information regarding black bears, including the following tips below at [www.portal.state.pa.us/portal/server.pt/community/black\\_bear/14343](http://www.portal.state.pa.us/portal/server.pt/community/black_bear/14343).



### HOLIDAY HAY RIDE

Twas the night before Christmas,  
when all through The Woods,  
A few got together wrapped tight  
in their hoods.  
The hay cart was drawn and  
decorated with care.  
We did what we could, in the night's  
frigid air.  
We all got in and a caroling we went;  
To spread some cheer, was our  
neighborly intent.  
Instead, our trusty tractor chose  
to break down.  
But lucky for us, ol' Allen was around.  
Back up and running, we headed  
straight for home.  
We'd sung just for one, but no more  
would we roam.  
Although our caroling may have  
been a bust,  
We all got together and had fun, I trust.

### APPRAISING WAYNE COUNTY

Despite all the economic downturns in the past four decades, real estate values in Wayne County have been up and will continue to trend up, says Milton Roegner, of the Roegner Appraisal Group. "No one can say what the future will bring but if history

is any guide then property values will likely resume their long upward trend," says Roegner, who first started in the real estate industry in 1969 as a salesman, then moved on to become a broker and an appraiser in 1975. Roegner says that the current economic recession has not affected Wayne County as much as it has negatively impacted other areas. He says history shows that the county's property values remained stable even during the 1971 credit crunch, the 1974 oil embargo, the high inflation and interest rates in the late 1970s, the savings and loans crisis and housing bubble in the 1980s and the September 11, 2001 tragedy. "There were no large-scale developments of residential housing in Wayne County during the real estate boom, therefore there are no large quantities of unsold homes in the area, nor is there a large number of foreclosed homes on the market," he says. Echoing what builders and bankers in the county say, Roegner says now is a good time to invest in real estate. "Taxes are lower than in neighboring states; credit is available for qualified borrowers at favorable rates." He says local banks offer around 5 percent for a 30-year fixed-rate mortgage—with no points. In 1989 the rate was at 11 percent. A good indication of the stability of real estate values comes from the Wayne County Assessment Office. Records have shown that properties purchased in 2004 through 2006 that have been resold went for higher prices, says Roegner, adding that there have been insufficient re-sales of properties purchased in 2007 through 2008 to come to the same conclusion, but it is widely believed that most owners retain ownership for longer periods of time. Based on his observation of the market, he says the value of a house purchased in Wayne County in 1970 would likely be eight to 12 times higher if sold today. "Real estate has traditionally been a good long-term investment but not a good short-term

speculation," says Roegner. *Milton Roegner, of the Roegner Appraisal Group, is a broker appraiser and state certified residential appraiser with 39 years of experience.*

### Resident Recommendations

*Area stores, restaurants and activities recommended by the residents of The Woods.*

**Callicoon Farmers' Market**  
Location: Callicoon Creek Park  
Sunday, 11 AM to 2 PM  
May to December

**Ski Big Bear**  
Masthope Mountain  
[www.ski-bigbear.com](http://www.ski-bigbear.com)  
(570) 685-1400

**Falls Port Steakhouse**  
330 Main Ave., Hawley, PA  
(570) 226-2600

**Northeast Wilderness Experience (NEWE)** offers kayaking, tubing, rappelling, climbing, hiking, biking, and snowshoeing.  
[www.newildernessexperience.com](http://www.newildernessexperience.com)

### Construction Corner

*Helpful tips and reminders for those in the construction process.*

- Don't risk frozen pipes. Let us do home security checks.
- Contractors/owners are responsible for garbage removal. The recycling area is not for construction garbage.
- Why make an extra trip, we can pull all building permits for you.
- Custom dock work and launching of your boat for the opening season is available.

*Is there a story, photo or area recommendation that you would like added to the community newsletter? Please don't hesitate to contact us at [jayharcum@duckharborgroup.com](mailto:jayharcum@duckharborgroup.com)*