

Northridge Creek Newsletter

April 2010

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Beware - Vehicle Break-in's

Recently our neighborhood has been plagued by a rash of vehicle break-in's. Toward the end of February there were several vehicle break-ins and then the end of March another rash where about 13 vehicles were broken into.

My understanding is that the vehicles broken into to were unlocked. The types of items stolen were: computer equipment, cell phone chargers, phone head sets, personal TV/DVD players, digital cameras, GPS units, fishing pole and fishing equipment.

Through the internet Sheriff reports it appears these vehicle break-ins are happening in many neighborhoods. Other items stolen were: CD's, cash, credit/debit cards, clothing, and MP3 players.

My brother lives in the city of Fort Walton Beach. A day or two after the break-in's here his neighborhood was also hit. The Fort Walton city police seem to be doing more. They took fingerprints and told him they have caught one person and have another suspect. It doesn't appear that they are working with the County Sheriff's department though.

How to protect yourself:

- Park your car(s) in the garage.
- Don't leave any valuables in your car.
- Lock your car.

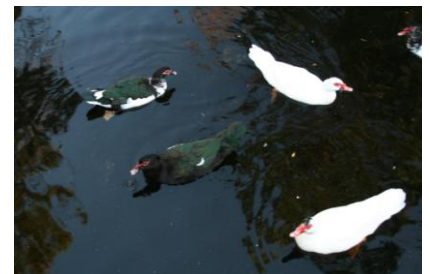
Neighborhood Watch Meeting

There will be a neighborhood watch meeting on April 27 at 6pm in the Fellowship Hall of the Covenant Community Church.

Home Lamps

The neighborhood lighting would be greatly improved if everyone kept their front yard lamps on at night. I installed a dusk to dawn sensor (available at most hardware stores) and I never have to remember any more to turn it on or off! I also bought one of those florescent lights and haven't replaced it in quite a while!

New Residents



Renting Your Home

Homeowners should be advised that if you rent your home you are responsible for any Association fines that the renter generates.

The Lawsuit is Over!

The good news is that the lawsuit (appeal and all) are over. The bad news is that we didn't win. In a nutshell, Jimmy Henderson did not annex the Gardens homes into Northridge Creek per our covenants.

Nov 16, 2009 Annual Meeting

As per Association Declaration of Covenants, Conditions, Restrictions and Easements 51% is required to have a quorum at the Annual Meeting. As usual we did not have a quorum so no official meeting was held.

We're on the Web!

See us at:

www.bluewatermanagementservices.com



Picking up After Your Dog

Don't forget to pick up after your dog when you are walking in the neighborhood. Okaloosa County law requires it! You should contact the Panhandle Animal Welfare Society (PAWS) at 243-1525 or 244-0196 to report a violation.

Did you know...

Vehicles turning left off Lewis Turner into Northridge Creek subdivision have the right of way over those turning left out of the subdivision.

316.125 Vehicle entering highway from private road or driveway or emerging from alley, driveway or building.

(1) The driver of a vehicle about to enter or cross a highway from an alley, building, private road or driveway shall yield the right-of-way to all vehicles approaching on the highway to be entered which are so close thereto as to constitute an immediate hazard.



Comparitive Market Analysis

MLS#	Cat	Ar	S	Address	SqFt	BR	Bth	YrBlt	Price	Office
480810	DSF	1207	A	1971 PROCTERIDGE CT	1,536	3	2/0	1999	\$237,000	ERMS
525791	DSF	1207	A	1189 BROOKRIDGE TRACE	2,510	3	2/1	1997	\$285,000	EPE4
521136	DSF	1207	S	1181 BROOKRIDGE TRACE	1,550	3	2/0	1996	\$205,000	ESWR
SP: \$202,000 SD: 09/09/2009 \$/Sqft: \$130 DOM: 12										
527874	DSF	1207	S	1191 JAMES CROSS CT	1,481	3	2/0	1998	\$209,900	ESWR
SP: \$209,900 SD: 12/30/2009 \$/Sqft: \$142 DOM: 15										
497846	DSF	1207	S	1969 CHESAPEAKE RIDGE RD	2,284	4	3/1	2003	\$269,700	EJUD
SP: \$240,000 SD: 11/06/2009 \$/Sqft: \$105 DOM: 458										

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 Prepared by DENISE BAVARIAN of Coastal Realty Services on 3/28/2010 8:35:22 PM

Status	Total	Avg Price	Avg \$ Per Sqft	Median	Low	High	Avg DOM
ACT	2	\$261,000	\$133.92	\$261,000	\$237,000	\$285,000	507
CNT/PND	0	\$0	\$0.00	\$0	\$0	\$0	0
SLD/RNT/LSE	3	\$217,300	\$125.71	\$209,900	\$202,000	\$240,000	162
WTH	0	\$0	\$0.00	\$0	\$0	\$0	0
EXP	0	\$0	\$0.00	\$0	\$0	\$0	0
Total	5	\$234,780	\$128.99	\$237,000	\$202,000	\$285,000	300

Future Newsletters

If you have something you want to know about then your neighbors probably do too! Please contact Barbara Bethea and I will try to find out the answer and publish it in the next newsletter.

Coyote Warning!

At least one Coyote has been seen in the area – so owners of small dogs and cats should beware – evidently it got one of the ducks!

Don't forget before you invest the money in improvements and or additions to the exterior of your home – association rules require approval of the homeowner's board.

