



LAKE JAMES

TRAILHEAD



DON'T KNOCK IT TIL YOU TRY IT

Yes, Gary gets to eat a little crow. I know how happy that makes many of you, so smile while you can.

Yep, I bought a road bike. After scoffing for many years and piling on during conversations with my mountain bike friends about the dangers of road riding combined with those cute little out-fits...well, I finally realized there is value in the actual workout vs. travel time. In other words, with a road bike you can roll it out of your garage and pedal, whereas, with a mountain bike, most have to travel thirty plus minutes to begin the ride and then thirty plus back home.

Although I have succumb to participation, I am still holding out on some of the etiquette issues. Recently, while riding with a group I was informed of all of the little hand signals and vocalizations necessary to be an accepted group rider and I must admit, I find it a little dainty.

All of the yelling about on your left, flipping your hand around when you see gravel, pointing at road imperfections, yelling when you are getting ready to stand up on your bike during a climb... come on. I need every ounce of oxygen to go to my legs and it's hard to yell while panting and I shouldn't need to tell a guy I am passing him, he should have to put on his blinker if he plans to change lanes. In mountain biking the only things you'd ever yell was woohoo or SNAKE!

I think a lot of this stuff is made up just to form a sense of membership and coolness so they can talk about the newbie. "Hey did you guys notice the newbie never wiggled his hand on either of the gravel spot today."

Either way, I'm hooked. We are riding three days a week around the lake and even considering adding a drink station in front of the office so others can refill water bottles.

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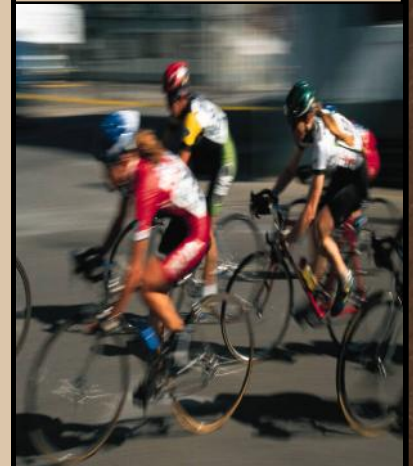
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Needless to say, it didn't take long to refill the pond. This was the first time I had ever seen it overflow the Catawba Dam.

EVENTS CALENDAR

[Go here for Lake James State Park Events:](#)

<http://www.ncparks.gov/Visit/parks/laja/events.php>

[Camp Lake James Events](#)

<http://www.cاملakejames.com/default.aspx?p=DynamicModule&pageid=329483&ssid=225159&vnf=1>

[Marion Events](#)

<http://www.marionnc.org/>

[Morganton Events](#)

<http://www.downtownmorganton.com/index>

IT'S WHIPPOORWILL TIME AGAIN!!!

I know you have all missed the newsletter, but we had to take a little break for a few months and become builders again. Yep, all of the sudden about twelve clients said GO at the same time. A good problem to have.

It's about the same time every year, mid-August, I begin to grow extremely tired of the heat. Fortunately, it's not long after when we get blessed with a couple of Fall-like days, like we did last week, that signify that a change is eminent and welcomed.

Fall is my favorite of the seasons. I love the air, the smells, the colors, the hiking, and mostly the fact I can see the mountains again as the humidity evaporates.

Fall is also festival season in the mountains. There are tons of things to do on any given weekend. Speaking of which, we have the Whippoorwill Music Festival here at the office on October 1.

Those of you who have attended before know that the music has typically been predominantly country and bluegrass. Well this year the genre is getting a facelift. As a loyal sponsor we decided to take a more active role in the venue and fundraising, fearing if it continued on its current path it would fizzle out in another year or two. Also, this year, some other local busi-

nesses like Bennick Grading, Slope Solutions, Lake James Realty, Catawba Shorelines and even some individuals like Jim & Adria Strife pooled some funds so that the event can regain some popularity.

In lieu of having a bunch of artists that most have never heard of, we decided to get together several of the great local bands that have loyal followings. Bands like The Roadrunners, Brother Dave Band and Cascade Street. All of these play a wide variety of music and play at many of the local functions and festivals and, most of all, get invited back.

The other part that was dragging the event down was the cost to enter. \$25/ticket doesn't seem outrageous, but if you take a family of six it can leave a dent. So this year the cost is... wait for it... \$0. That's right, it's free. Fan appreciation.

So come out and join us. LJCH will be having our cookout, Low Country Boil instead of Frogmore Stew this year, and, of course, lots of games, spirits, and entertainment. Even some pumpkin art for the kids. We'll kick it off around 4PM, first come, first serve. Hope to see you there!



VIEW'S FROM THE LOFT

The "new" motto of the real estate industry? Not really new. It's always been the ugly step child of the real estate transaction. Appraisal was something to be dealt with after all the fun has been had, a hurdle to be cleared, not a checks and balance system designed to halt a bad deal. Not long ago, most appraisers were shown the contracts (and therefore the price) so they would know how to appraise the property. More often than not, the lender would pressure the appraiser to "make it work", or be coached on where the appraisal "needed to be". Gone, hopefully forever, are these days.

What does this mean for today's sellers? **GET YOUR PROPERTY APPRAISED!** Don't listen to any Realtor who recommends otherwise. Realtors want your listing. They will tell you what you want to hear in order to get that listing. They lead sellers to believe that foolish buyers, who want to pay cash without appraisals, are standing in line to jump at the chance. Their main goal is to put their sign in your yard for some additional advertising. If their signs are everywhere, the company must be good.

As a seller, it doesn't matter, if you get that nonexistent "foolish buyer" to agree to buy your 2007 priced listing. Why? The bank will

not lend money to buy ANY house that doesn't appraise for the amount the bank has determined to be the appraised value.

My advice to sellers is this: Don't sell if you don't have to sell. It is a brutal market. You are competing against foreclosures, bankruptcies, short-sales, developers that can cut prices dramatically, and other highly motivated individuals that must sell. Prices will come back. They always do. It is just a matter of time. Will it be 2 years or 20? Who knows...

Bryan's Closet

The Lake James area is not as high in elevation as other areas of the North Carolina Mountains, but our winters here can be just as cold and unpredictable.

With Fall upon us and winter right around the corner, now is the time to consider what steps you may need to take to protect your lake/vacation home and its systems from the cold weather.

For home owners who don't live at the lake year round, I would suggest the following steps as a starting point to protect your home if you plan to be away during the cold months.

Have an HVAC professional inspect your heating system, particularly if you plan to leave the heat on while you are away. Most frozen/burst water pipe nightmares originate with a heating system breakdown.

It's never a bad idea to turn your water supply off while you are away, regardless of whether you elect to leave the heat on. A broken water line can run your well dry and destroy a home in a matter of hours.

After turning off the water supply, shut off the electricity to your water heater, flip the refrigerator icemaker off to avoid

burning up the pump and open all of your faucets to drain out as much of the water as possible. Pour non-toxic RV antifreeze into all of your sink drains and toilets, the antifreeze will protect the trap from freezing and perhaps breaking in the event the temperature in the home falls below freezing. One cup for each sink drain and one quart for each toilet should be sufficient.

Double check that all doors and windows are closed, locked, and tightly sealed. Next, check to make sure the fireplace flues are all closed. No sense in running up your electric bill.

Last, it's time to clean those gutters. Clogged gutters in the winter can cause ice damming. The ice will cause the melting water to run back into the fascia board and eventually into the soffit causing wood rot.

If you take these few simple steps your home should easily withstand the cold weather and be ready and waiting for you in the Spring!

WINTER HOME CARE



Jeff's Corner

SEPTEMBER

FARMERS ALMANAC



LAKE JAMES

CUSTOM HOMES, LLC

828 391-6935



SEPTEMBER 2011:
temperature 72° (2° below avg.); precipitation 2.5" (2" below avg.);

Sep 1-3: Sunny, cool;

Sep 4-10: Showers, then sunny, cool;

Sep 11-19: Heavy rain, then sunny, seasonable;

Sep 20-23: Rain, then sunny, warm;

Sep 24-30: T-storms, then sunny, cool.

LJCH IS PROUD OF OUR RELATIONSHIP WITH THESE FIRMS

CRESCENT COMMUNITIES ON

LAKE JAMES

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Furniture & Designs of North Carolina, LLC

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J. Lee Gragg, PE, RS
Engineering & Surveying

828 443-1924

CAMP LAKE JAMES

828 391-6866

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olive
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SUNTRUST

Matthew Bentley

704-777-0367

*Catawba
Shorelines*

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828 391-6935

the ROCK DOG

Granite and Solid Surface repairs & maintenance

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LAKE JAMES REALTY, LLC

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Rick Franklin
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