

Echoes From The Lake

Indian Lake Anglers Club

The Indian Lake Anglers Club having already begun their season will continue to hold tournaments throughout the summer. This years tournament schedule is as follows:

Tournaments

July 12 6:30 AM-11:00AM
 August 2 6:30 PM- 11:00PM
 August 30 6:30AM-11:00AM
 Sept 13 6:30AM-11:00AM

Members and Nonmembers

July 26 6:30AM-11:00AM
 August 16 6:30AM-11:00AM

The children's Pan Fish (Bluegill, Sunfish, Perch) tournament this year will be July 5th. Children can fish in the morning and report to the Marina at 11:30AM to have their fish counted. Prizes will be awarded. Lunch will be provided courtesy of Jim Brant of Indian Lake Marina and the Indian lake Angler's Club. Contact Dave Uschak at 754-5575 for further details.

The club meets once a month, the 3rd Friday of each month at 7:30 PM, starting in May. The cost to join the club is \$25.00 a year for a family membership. This includes children and grandchildren. If you want additional information on the club contact, Dan Orange at 754-5955, John Fleegle 754-4774, and Mark Meekins 266-4589.

If you would like to promote the activities and stocking of fish in the lake, your donations would be gladly accepted. Send donations to Mark Meekins (Treas), 1656 Whitehorse Rd, Berlin, PA 15530

Indian Lake Realty

814-754-4224

www.indianlakerealty

Indian Lake Marina

814-754-4774

www.indianlakemarina

Property defects may kill sale

Today's home buyers rarely make an offer to purchase a property without including an inspection contingency. An inspection contingency make the sale contingent upon satisfactory inspections. If inspections reveal defects, the buyers may have the option to void the contract without penalty. Or, the contract might give the sellers the opportunity to remedy defects at their expense before the buyers can call off the deal. In either case, this could mean bad news for sellers who were counting on a quick sale for financial reasons.

The emphasis on inspections has prompted many sellers to order presale inspections before they even put their homes on the market. Others wonder if these inspections are necessary or merely a waste of time and money? Some sellers think it's ludicrous to have their home inspected in advance of a sale. What's the point when the buyers will surely want to choose their own inspectors?

HOME SELLER TIP: The main reason for sellers to order presale home inspections is to give them more control over the course of the sale transaction. Before a home is on the market the sellers are in control. They have sole discretion in selecting the realty company and agent that will represent them. They decide what fix-up-for-sale projects to complete and what, if any, inspection reports to order. But after you're on the market, the balance of power often shifts to the buyer. Call us for all your real estate needs!! Scott Swank, Broker / Owner email ilir@shol.com 814-754-4224

Summer — it's finally here or just about ...

The calendar is telling us that summer is here but we're waiting for Mother Nature to catch up—still a bit chilly at times and definitely a bit damp! However, I'm sure that soon the sun will be beaming and we'll be complaining about the heat although I, for one, won't complain! Summer brings with it vacations for many of you which means that your home may be empty more during the summer than any other season and some extra precautions should be taken to burglarproof your property. The best precaution is to make it look as though you have never left—put a few lights on timers and keep shades and blinds in normal positions. Arrange to have your grass mowed and your mail either picked up or held until your return and putting a radio on a timer is another good tip. Make sure all your doors and windows are locked and as you leave activate your alarm system if you have one. Last but not least relax and have a wonderful vacation knowing that you've left your home well secured! Have a wonderful summer

and hope to see you all around the lake and golf courses! Brenda Wasson
Brenda@indianlakerealty.com

Indian Lake Realty Team

Scott Swank
 Broker / Owner
 754-5595
 Brenda Wasson
 Assoc. Broker, CRS, GRI
 754-5821
 Dave Wood
 Realtor
 443-4072
 Gerald Yock
 Realtor
 754-5765

It's been a wet May and June ,but.....

we at Indian Lake Marina are anticipating great boating for July and August. Our hours of operation are as follows: Sunday thru Thursday from 8 AM to 5PM; 8AM to 6 PM Friday and Saturday.

With the summer in full swing and the 4th of July right around the corner, Indian Lake Marina would like to invite everyone to our Annual Customer Appreciation day Saturday July5. Refreshments will be provided. Stop down and say hi.

Just a reminder, Indian Lake Marina has gas cards that enable you to pump gas at anytime of the day or night. If you don't have one, stop by the office and pick one up.

If you still haven't found the lift or dock you are looking for, give us a call. We sell EZ Dock and MetalCraft docks, and we also have a number of boat and PWC lifts for sale at the marina.

Check out www.indianlakemarina.com. Our website has a web cam that will keep you informed of the weather and traffic on the lake. We also maintain a list of our new and used boats online. Keep in mind that we do take trades, and we can provide in-house financing.

We at Indian Lake Marina would like to wish you and yours a safe boating season.
The staff at Indian Lake Marina

Indian Lake Marina Team

Jim Brant Owner
Jon Young Sales
Laurie Brant Office
Manager
John Fleegle Service
Tom Spinelli Service
Tim Landis Service

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□ **come visit our** □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □
□ **Website for more** □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □
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<u>New Boats for Sale</u>	
<u>2003 PolarKraft</u>	
Bass American HP 180P w/ 150hp Johnson	\$17,499
Bass America XT 175 PB w/90 hp Evinrude	\$15,999
Fisherrman V 164 SC w/15hp Mercury	\$9,799
Fisherrman V144 T w/ 10hp Johnson	\$7,999
Bass American MV 180 FF w/75 Mercury	\$13,199
Dakota V 1460	\$999.00
<u>2003 Glastron</u>	
SX 175 4.3 Volvo	\$17,755
GX 185 4.3 Volvo	\$23,210
DX 215 5.7 Merc	\$30,356
<u>2003 Malibu **2004 Arriving in July**</u>	
Response 330 HP	\$32,300
Sunsetter Lxi 330 HP	\$36,620
<u>2003 Godfrey Marine Pontoons & Deck Boats</u>	
AquaPatio AP240RE 50 hp Mercury	\$17,499
Sweetwater Challenger ES 25 hp Johnson	\$11,999
Hurricane Sundeck 187 4.3 Merc	\$26,999

2003 YAMAHA
WAVERUNNERS

DON'T MISS OUT

ONLY A COUPLE
LEFT !!

Shanksville Area Bible School

It is time again soon for the Shanksville Area Ministirium's combined Bible School. This annual event is through the efforts of 5 area churches, and will be held this year at Unity United Church of Christ, on Rt. 160. Entitled "Treasures of the Nile- On an Expedition to Jesus" this action packed fun filled journey will take place daily from 9 am to noon, July 28- August 1st. Beginning each day at the Nile River Landing, our Expedition teams will venture forth to unearh the real treasure hidden in awesome Bible stories, which took place in that land.

ALL children ages 4 to 12 are invited to attend. This would be a great time to invite the grandchildren to visit you here at the lake, and allow them to join in the fun. If you have any questions or need registration forms, please call Lladel Lichty at 754-4283.

Lake Stonycreek Lot Owner's Association News

The Lake Stonycreek Lot Owner's have implemented a new email newsletter/ notification system for our members and for all those interested in what we do. The mass emailing will be sent on a semi-regular basis to keep members up to date and informed about important information such as dredging, seaweed control, safety issues, social activities and the like. We have sent two or three such emails so far this year and the response has been very positive.

Brenda Wasson , Associate Broker

Brenda Wasson is now an Associate Broker with Indian lake Realty and has also been recently awarded the prestigious Certified Residential Specialist (CRS) Designation by the Council of Residential Specialists. Realtors who receive the CRS Designation have completed advanced courses and have demonstrated expertise in the field of residential real estate. Less than 5% realtors nationwide have earned the credential. Brenda has been a realtor with Indian Lake Realty since 1996 and is a member of the Cambria-Somerset Board of Realtors currently serving on the Board, Pennsylvania Association of Realtors, National Association of Realtors, and also holds the Graduated Realtor Institute (GRI) designation. She and her husband, Orland, reside full time at Indian lake.

Indian Lake Transfers (Since our last publication)

- *Martin S. Roshkosh to Peter Nolen 260 South Peninsula
- *Joe Parker to Gavin Guarino 226D Peninsula Drive
- *Lake Properties to John Oliver 3&4 Shawnee
- *Francis Ross to Scott Carothers 97 Peninsula Drive
- *Somerset Trust Company to Susan Long 1504 Peninsula Dr.
- *Lee Webb to David Lutz 263 Point Circle
- *W. Michael Prohonic to John E. Bedillion 1417 Peninsula Dr
- *Richard C. Bryant to Nicholas J Binkos 778 Peninsula Dr.
- *Jack Cherkin to David Rohrich 242, 209, 211 S. Peninsula Dr
- *Lake properties to Robert Hanson 4 Cheyenne
- *Donna Foust to Marilyn Bedois 305 W. Airpark
- *Mary Lou Remich to Gary Gilman 744 Townhouse
- *Tim Warshal to Kenneth Lee 104 Arapho
- *Keith Engelmeier to John Jones 5 Niagara
- *Kent Engelmeier to John Jones 3 Niagara
- *Marilyn Bedois to Richard Bryant 137 E. Fairway

If you are a Lake Stonycreek lot owner and would like to be included in this email service, please send your email address to Billy Blackburn. His email address is blackburn@wpia.net. If you are not a lot owner at Lake Stonycreek, but are still interested in what's going on, please send us your email address. We want to keep people informed as much as possible. PASS THE WORD AROUND!

Local Listings at Your Fingertips

Beauty Salons

Erica's Salon 267-6189

Carpet Installation and Cleaning

Ron Custer 267-5731

Orie's 444-0013

Contractors

Long Contracting 267-4593

Abramovich Contracting 443-9146

Leonard Contracting 445-9894

Lasure Custom Carpentry 893-5165

St. Clair Contracting 267-5266

Dock Repair

Carl Chapman 754-4882

Mower Repairs

Mike Dupstadt 754-4400

Glass Solarizing

Mark Fetsko 754-1304

House Cleaning

M. Custer 754-4044

Nancy Hoover 754-5493

Lawn / Home Services

Walker Lawn & Garden 267-5160

Nancy Hoover 754-5493

Excavating

Gene Grebeck 893-5746

Painting

R & R Painting 754-1454

Tom Tweardy 267-3214

Plumbing

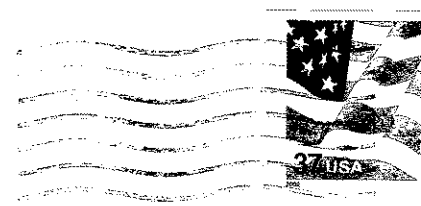
D Brant 445-5938

Frazier Plumbing 445-6450

Specialty Shopping

Walker Room 443-3379

Indian lake Realty
237 South Shore Trail
Central City, PA 15926



Address service requested

WERE ON THE WEB !

WWW.INDIANLAKEREALTY.COM
WWW.INDIANLAKEMARINA.COM

Current properties listed by Indian Lake Realty

Active:

231 Point Circle	\$495,000
439 Delaware	\$410,000
1733 Penninsula Drive	\$ 379,000
165 North Peninsula	\$ 350,000
556 South Shore Trail	\$349,000
1504 Peninsula Drive	\$245,000
7931a Lincoln Highway	\$197,000
1305 Lincoln Road	\$199,000
162 White Pine Lane	\$189,000
507 Mohawk Circle	\$185,000
428 Wenatchee Path	\$179,900
119 Spillway Lane	\$169,000
779 South Shore Trail	\$74,000

Lots:

23 Wenatchee	\$35,000
34 Airpark	\$25,000
325 Peninsula Estates	\$8,000

Pending:

1309 Peninsula Drive
115 Iroquois
975 Peninsula Drive
631 Peninsula drive
349 West Shore Trail
427 Wenatchee Path
93 Fairway
40 N fairway Road

This letter is provided to you as a public service by Indian lake Realty and Indian Lake Marina. If your property is already listed with a Realtor, Congratulations! This is not an attempt to solicit the listing, but part of a general mailing sent to all parties with a interest in Indian Lake and Lake Stonycreek.