



## Davis Real Estate, Inc.

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## SPRING QUARTERLY

2023



### *The humble hummingbird*



It is time to put out the hummingbird feeder and enjoy watching this wonder of nature right in our own backyards! Their return from Central America to the woodlands and backyards of North America is a harbinger of Spring and are a delight to watch as they feast on nectar.

These precision-flying jewels can fly 500 miles non-stop across the Gulf of Mexico! Here in Eastern North America the Ruby-throated is the only type of breeding hummingbird. They sure are fun to watch as they zip around, stopping on a dime with their tiny wings flapping at an average of 53 beats per second. We love sitting on the back porch watching them as they flit around and buzz over our heads at breakneck speeds heading for the feeder. They are a miracle of nature for sure!

#### *Here are some tips for feeding and attracting them:*

1. You can make food with just table sugar and water. Mix 1/3 cup of sugar per cup of water. If you are going to make larger batches to refrigerate for later, it is best to boil the water. Adding food coloring is not necessary or recommended. Nectar is naturally clear in flowers after all.
2. In selecting the type of feeder, keep in mind that you should clean it thoroughly every few days and add fresh food. You will want a feeder that is easy to take apart and clean with the fill hole large enough to get a bottle brush in it. This is very important since hummingbirds can be harmed and actually die from feeding on stagnant nectar in dirty feeders and we don't want that to happen! Remember, they are fun to watch but we also have to take great care with our feeders so we don't kill them! Also, look for feeders with bee guards (preferably not yellow as that actually tends to attract bees). Another type of feeder to consider is the saucer-type that have "moats" filled with regular tap water to keep the bees & ants away.
3. Of course, having a wildflower garden or potted, colorful tubular flowers will also attract them and even helps to provide them with small insects to eat!

Having the opportunity to enjoy these amazing creatures in your own backyard is fun for all ages! Hummingbirds are an important part of our eco-system and I eagerly await their arrival each year!

[www.RecreationalPropertiesPennsylvania.com](http://www.RecreationalPropertiesPennsylvania.com)

# HUMOR ME!

Finally my Winter fat is gone,  
now I have Spring rolls.



## FACEBOOK PAGES TO CHECK OUT:

Pine Creek Rail Trail

all things nature

Hiking & Backpacking PA

Snakes of Central PA

Friends of Benezette

Vacation homes and cabins of Davis

Real Estate

# Attraction SPOTLIGHT

ALVIN R. BUSH DAM (Kettle Creek area) CLINTON COUNTY



The Alvin R Bush Dam is operated by the Baltimore Army Corps of Engineers and was completed in 1962. This is a huge asset to the Kettle Creek area as it not only provides flood control on Kettle Creek below the dam but also for the W. Branch of the Susquehanna River. Fish on this 167 acre lake from the shore, non-powered or electric motor vessels and there is even opportunity for ice fishing too! Kettle Creek State Park adjoins the lake so you can enjoy camping, hiking and picnics too. This is a beautiful area surrounded by mountains and you might even see Elk as this is a viewing area for them!

See more: <https://www.ohranger.com/alvin-r-bush-dam-kettle-creek>

## *Menu idea and recipes: Light & easy ham dinner*

### Ham w/ Pineapple Salsa

8 oz. can pineapple (drained)  
2 TB orange marmalade  
1 TB minced cilantro (fresh if possible)  
2 tsp. finely chopped jalapeno pepper  
(or for mild: Chopped green pepper)  
2 tsp. lime juice  
1/4 tsp. salt  
Fully cooked ham (sliced)  
Preheat broiler. In a small bowl, mix the first six ingredients.

Place ham steak on an un-greased baking sheet. Broil 3 in. from heat 3-4 minutes on each side or until a thermometer reads 140°. Cut ham into serving-size pieces. Serve with pineapple salsa.



### Sauteed Zucchini & peppers

1 Zucchini thinly sliced  
1 red or orange pepper cut into strips  
1 TB olive oil  
salt & pepper  
1/2 tsp basil  
Heat olive oil in saute pan. Add vegetable and peppers. Sprinkle with salt and pepper to taste. Saute until tender and crisp. Add basil and lightly toss.

### *flaky biscuits w/ butter*

### *Potato salad*

### Jello Parfait

Package of Jello (any flavor)  
Whipped topping  
clear plastic tumblers  
Prepare Jello as directed and when ready, cut into dice shaped squares.

Layer in plastic tumblers with cool whip.



If desired, top with sprinkles



## **Pros and cons of recreational, private associations:**



If you have been on the lookout for a cabin to purchase you have undoubtedly come across ones for sale that are in a private or recreational development with an association. It seems as if these types of communities are common in the area. Some buyers don't like the idea of being in a private community as it conjures up negative images of rules affecting how you can use or build on your property. That seems to be counter to what your idea of a recreational cabin should be since many people want to get away from all of that and just relax, enjoy their property and not be bothered. However, some buyers don't see it in a negative light. There can be positive points to consider with these types of properties. Make sure to read the covenants carefully to make sure there are no rules that would restrict what your desired usage of the property is. Here are some pros and cons of owning a property in a private "development".

### **PROS:**

- **Security.** A private development can help to deter break-ins and vandalism since there are normally a number of cabins in the area. Usually someone is around to keep an eye on things.
- **Private road.** The roads in the development are considered private roads giving all property owners a legal right of way. This keeps others from intruding and deters trespassing. This can also be a con, see below
- **Location.** Most of these recreational developments are in prime locations. Many are surrounded by state forest or game lands giving you access to thousands of acres of public land and you can tailor your search to your interests. If you are into ATV riding, for example, you might find a property in a private development that has direct access to trails. These private communities were most likely very large parcels purchased by an individual or company who then went through a sub-division process.
- **Covenants.** Although this might be considered a con too, covenants (deed restrictions) can actually be a positive thing. There is often language that forbids abandoned vehicles, mobile homes, etc. ensuring your surroundings will remain rustic. Most covenants don't allow further sub-division of the lots. This ensures that the lot sizes will remain the same (normally they have 5 or more acres) so that everyone stays spread out. Again, be sure to read over the covenants carefully. Keep in mind that covenants are required for large sub-division approvals so it doesn't mean the developer wanted to make things difficult, they just had to follow county guidelines and provide them. In any case, be mindful that local and county zoning laws still apply.

### **CONS:**

- **OGMS.** When purchasing a property in a private development, you might find that the oil, gas and mineral rights do not convey to you. It is common for the original developer to have retained them. Do a little research on that. You will find that it is quite common in our area that sub-surface rights on a property have either been previously retained (you can find that out by looking at the deed) or the current owner wishes to retain them. So if that is something that will not be acceptable to you, then you need to do your due diligence regarding that.
- **Covenants.** Again, carefully review the covenants. There may be items that will be issues for you. Some covenants have minimum sq. foot requirements for cabins in order to avoid people putting up shacks and small sheds to use for cabins. There could also be a restriction against timbering your land for profit (not cutting trees to open your space up or dead trees).
- **Fees:** There is normally a yearly fee (anywhere from \$50 upwards) . This is paid to the treasurer or president of the association and is put in a separate account for road maintenance. Always speak to the president before making a purchase in an association so you are aware of the by-laws.
- **Private road.** Although it is nice to have a property on a private road, keep these points in mind: That means the township does not maintain them so they will not be plowed or taken care of by anyone except the private owners. This means that there needs to be a consensus by the members as to when, who, how, etc. these need to be done. Sometimes there is conflict about these things, so it is good to try to get some inside knowledge about the association before making a purchase.

So if you are looking at all of your options in making a recreational property purchase considering a private association involves some extra due diligence. Working with a Realtor who is experienced in these types of properties and actually has contacts for you to check out is beneficial! Lisa Linn has sold many properties ruled by associations and can guide you in the right direction!

**JOIN MY E-GROUP AND STAY IN THE LOOP! STAY INFORMED ON NEW LISTINGS AND UPDATES! IT'S EASY TO SIGN UP, JUST EMAIL ME AND LET ME KNOW AND THEN YOU ARE IN!!**

**OR go to my site: [RecreationalPropertiesPennsylvania.com](http://RecreationalPropertiesPennsylvania.com) and sign up on the bottom of any page!**



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**Lisa's Listings**    See pics & more info on these and others at:

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**Jersey Shore** ~ 2 acre lot ready to build! Septic installed, building site prepped and nice views! Not far to Pine Creek. Off of Sulphur Run Rd., **\$72,000**

**Haneyville** ~ Small cabin on 2.34 acres off of Queens Run Rd. septic/water **\$89,900**

**Orviston** ~ New cabin on nearly 10 acres with direct access to Bloody Skillet ATV trail! 159K

**Cammal** ~ Modular on 1 acre tucked among the trees! Views and easy access to the rail trail! This is currently an operating AirBnB but could also be your getaway! **\$225,000**

**Cammal** ~ NEW cabin on nearly an acre! Everything is NEW! Currently a popular, operating AirBnB but make it your own private retreat! **\$375,000** Easy to get to the rail trail!

**Cammal** ~ Charming log-sided cabin on nearly 11 acres with Mill Run access and your own waterfall! Currently an in-demand AirBnB but make this your ultimate vacation home! **425K**

**English Center** ~ Fantastic vacation home on 25 acres with 1/4 mile of Little Pine Creek frontage! Borders state game lands! Pond, barn, large garage & more! **\$489,000**

**Cedar Run** ~ Over 1200 feet of PINE CREEK FRONTAGE and BORDERS THE RAIL TRAIL! Beautiful cottage on 2 acres and an additional 4 acre lot! WOW! **\$789,000**

**Waterville** ~ 10,000 sq. foot commercial building with operating hotel on upper level and a restaurant facility (not operating) on the lower level. Large service garage, extra retail space, 1.2 acres, public water. **\$989,000**

**See ya' up the creek!**

