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# S'MORE SUMMER!

2019



## INVADERS! Our area is known for its beautiful scenery and diverse

plants and wildlife. However, invasive plant species are threatening the native trees and creating unsightly landscapes in the forest and along our streams. To make matters worse, they are choking out many trees and vegetation vital to the survival of our wildlife here. These invaders are systematically replacing important resources with plants that have no nutritional value to our wildlife and wreaking havoc on our ecological system. Although it may seem an impossible task, it is important for those who are stewards of the forest to take steps in controlling and eradicating as much of these invasive plants as possible. Below is a list of a few that are prevalent in our area and some info on some ways to control them. DCNR has an extensive invasive plant control study and are a great source of information regarding this subject.

**KNOTWEED:** Introduced in the late 1800s for erosion control from Japan. Normally found in wetland areas and along river and stream banks. These nasty weeds can grow up to 3 feet tall! They quickly form dense stands, crowding out vegetation. They also cause clogs in the small waterways which increase bank erosion at a rapid pace. Mechanical methods alone are mostly ineffective. To eradicate this plant, the rhizome has to be entirely removed from the plant. If not, they will just re-sprout. Chemical herbicides such as glyphosate are effective (be sure to use aquatic approved herbicide). Timing in applying the herbicide is critical. After July 1 and before the first frost will work best in harming the rhizome. Once removed you will need to plant other vegetation to prevent re-establishment. To get a list of suggestions, check with DCNR.



**BARBERRY:** Introduced as an ornamental plant & for jam making. Dense and spiky, they are shade tolerant and are found in woodland and wetlands. Not only does it displace native plants, it also alters PH in the soils. Even worse, it is the perfect nursery for ticks! Cutting is not really advisable. Again glyphosate herbicide is effective. Apply herbicide late Summer & control thickets with foliar spray applications.

**TREE OF HEAVEN:** Not exactly "heaven sent" (and also called "Tree of Hell"). Native to China and brought here by an amateur gardener! This tree grows rapidly and can reach heights up to 80 ft.! So hardy, it can even grow through cracked pavement! This tree produces chemicals in its roots that prevent growth of other plants nearby. The extensive root system can cause damage to sewer lines and foundations! It is also a known host tree for Spotted Lanternfly! Cutting the stems are not effective. Herbicide treatments should be done from July 1 until their leaves turn color in the fall. Currently a fungus that controls this species is being field tested and may be available soon!

*These are only a few examples of the many invaders in our area. Before removing any vegetation, it is important to make a positive identification and be sure you are using the proper chemicals. For more information DCNR has an Invasive Species site as well as an Invasive Exotic Plant Tutorial for Natural Lands Managers. **We have to STOP the INVADERS!***

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# HUMOR ME!



## 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***

# SPOTLIGHT ON STATE PARKS!



This issue, I am featuring  
**LITTLE PINE STATE PARK.**

What a gem that we are lucky to have in our area! This park in Cummings Twp. encompasses more than 2000 acres, 4.2 miles of Little Pine Creek and a 94 acre lake for fishing, kayaking and even a beach! There are 5 hiking trails (a total of 10.77 miles) within the park and Mid-State Trail passes through as well. The park has an interesting history. This was hunting grounds for Iroquoian and Algonquian Indians. Two sawmills were built in early 1800s along Little Pine by the English brothers and so the village of English Mills became established to house the loggers and their families. Little Pine Creek became an integral part of the lumber era boom because of man-made "splash dams" which carried the logs downstream to Williamsport. In 1933 CCC constructed picnic areas and in 1950 a dam was constructed for flood-control and recreational use. Today Little Pine Creek State Park is a favorite destination in our area for camping, swimming, boating, picnicking and hiking!

## CAMPFIRE SUPPER:

### **Mountain Pie Calzones (4 servings)**

Mountain Pie Maker (cast iron is best)

Butter

8 slices thick bread

1/2 Cup Pizza sauce (plus extra for dipping)

Bag of shredded Monterey Jack Cheese

Thin slices of salami and pepperoni

*(Spread butter on one side of each slice of bread and then place the bread, buttered side out in the pie maker. Spoon 2 TB sauce in the center of the bread, sprinkle cheese, top with meats and then place other slice of bread, buttered side out in other side of maker. Close it up and grill on campfire 4 inches from heat 8 - 10 minutes turning once, until cheese melted and bread is golden brown. Serve w/ extra sauce! )*



### **Campfire Veggies in Foil Pack**

3 med. unpeeled potatoes sliced

1 sm. chopped onion

1 10oz. pkge frozen mixed veggies

salt & pepper

4 TB butter

non-stick cooking spray

*(Prepare 2 foil packets by layering several squares of heavy foil wrap for each one.*

*Spray w/cooking spray. In a resealable bag mix potatoes, onion, veggies, salt & pepper. Divide mixture evenly between the 2 packets and add 2 TB butter to each one. Fold each packet by rolling the edges in and sealing tightly. Lay foil packets in hot embers at the edge of the fire and let cook approx. 15 min. turn on the other side for 15 min. more. Open and eat! )*

## **S'MORES FOR DESSERT! OF COURSE!**





## Purchasing your vacation home:



So you have been dreaming of having your very own vacation home to enjoy with family and friends. Now the question is how to make that dream a reality. Getting lending for a 2nd home is a little trickier than mortgaging your primary residence. You may find the interest rates are a bit higher and the required down payment will need to be at least 20% or more. If the cabin you wish to purchase is basic (no septic or water) or "off-grid" (no electric) chances are that you will not be able to obtain traditional financing for this property. The most intelligent way to purchase a second home is to use the equity in your existing home (if you have that). Getting a Home Equity Line of Credit to make such a purchase is the proper way to use the equity you have built up in your home. After all, what better way to use your hard-earned equity than to make an investment in another property that you could liquidate if necessary? Isn't this better than using it for a lavish vacation, or kitchen makeover, or a new vehicle? None of those will provide the ability to liquidate or appreciate in value. Not only is your vacation home a great investment for you to use personally, but can also provide some additional income as a rental (AirBnB, VRBO, etc. ) when you are not using it. Not only that, there will be very little bank fees, no waiting 30 days or longer for a loan to close, no appraisal fees and interest rates are extremely low.

If using equity from your home to make this purchase is not an option, but you have money to put down, you could have the option of obtaining a mortgage. Just be certain you are working with a bank/lender that regularly finances these types of homes to avoid obstacles later in the loan process. In some cases, you may be able to get the owner to finance it for you. Often the sellers of these types of homes are in a position where it is not of an urgent matter to cash out. In fact, this type of arrangement may actually work in their favor too, because of their capital gains due to the IRS.

Some other things to keep in mind when budgeting for your vacation home purchase: **Check your insurance costs.** Insurance rates for 2nd homes are much higher than for primary residences. **Check into regular maintenance costs** (such as mowing, winterizing, tree removal if needed, plowing...etc. ). **Check into road maintenance fees and/or association dues:** If your vacation home is on a private lane or in a "recreational development" there may be shared costs for maintaining the road, or a yearly fee paid to the association.

So go ahead and take the plunge! There is no better time to buy than now! Interest rates are great and banks are competing for home equity loan business, so it pays to shop around!

Lisa Linn is a **RSPS** and knows the ropes AND can recommend lenders and other local resources!



If you want to buy an affordable property in a desirable location, having contact with the right agent is critical! You will miss all the good deals if you simply wait until they hit the multi-list! They go fast! Sign up for Lisa's E-group so that you stay in the loop! Pine Creek Valley, Kettle Creek, Cross Fork, Waterville, Hyner, Haneyville, Black Forest, North Bend, Southern Tioga and more...You need to be on the "inside track" with a true specialist who really knows these areas intimately! Email me your request or sign up on my site: [www.RecreationalPropertiesPennsylvania.com](http://www.RecreationalPropertiesPennsylvania.com) You will love the updates...I promise!



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**I LIVE IN PARADISE!  
YOU NEED TO BE  
HERE TOO!**

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**LISA'S LISTINGS** SEE MORE PICS, INFO AND OTHER PROPERTES @  
[www.RecreationalPropertiesPennsylvania.com](http://www.RecreationalPropertiesPennsylvania.com)

**Cabins:**

- Cammal ~ Cabin with fireplace on an acre. Private setting. All amenities of home! Only \$89,900
- Austin ~ Potter County cabin on 20 acres bordering Susquehannock State Lands! SECLUDED! \$132,000
- Kettle Creek ~ Large camp with Kettle Creek Frontage near Cross Fork! 12 acres! \$150,000

**Land:**

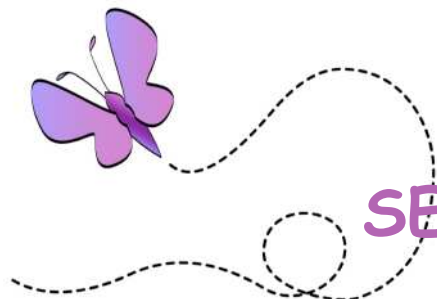
- Lock Haven ~ 3.82 acre lot in White Rock. Ready for your home or cabin! \$27,400
- Lock Haven ~ 5.72 acre lot in White Rock. Nice location at the cul-de-sac! \$37,400
- Lock Haven ~ 14 acre lot in White Rock. Nice level lot with views that already has a shed! \$70,000
- Westport ~ 70+ acre lot. Majority is steep, but in a nice hollow with a spring. \$44,900
- Westport ~ 23 acre lot. SECLUDED and OFF-GRID! Shintown Vista \$46,900
- Westport ~ 27 acre lot. SECLUDED and OFF-GRID! Shintown Vista \$49,900
- Westport ~ 320 acre lot. SECLUDED and OFF-GRID! Shintown Vista \$349,000 *(Phase II sub-division map can be supplied )*

**Vacation Homes:**

- Haneyville ~ Incredible log home with 7 BD & 3 baths and bordering state land! Currently a money-maker. \$525,000
- Jersey Shore ~ PINE CREEK FRONTAGE! Not in flood! Beautiful home on 1.4 acres! MUST SEE! \$449,900
- Slate Run ~ PINE CREEK FRONTAGE & RAIL TRAIL ACCESS! 2.83 acres and NO FLOOD! 5 Bd and additional 2 bedroom dwelling above 3-bay garage! Best kept secret fishing spot on Pine Creek!
- Renovo ~ Turn-of-the-Century Federal style home with 6 BD/3Bath, office space, in-ground pool, 3 fireplaces, formal parlor, chandelier, original wood floors! Could be a B&B, office/retail space, residence with office! \$215,000

**COMMERCIAL:**

Wolfe's General Store & Orvis fly shop. Upstairs living quarters. Profitable and includes 1 year mentorship. Only \$525,000



**SEE YA' UP THE CREEK!**

