

Issue 24
AUGUST-SEPT 2009

 **GARDEN VALLEY PROPERTIES.com**



Real Estate News

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for a FREE copy of the
Garden Valley Guide

Garden Valley School
GRAND OPENING
Saturday Aug 1st
9:30-12:30

August 1st & 2nd
Music in the Mountains
Festival SFL

August 18th-6pm
GV Fire Department
Auxiliary Meeting and
Spaghetti Feed
New members welcome!

RIDE IDAHO will be in
Garden Valley August
13th, please welcome the
cyclists for the evening.

PARADE OF HOMES
September 12, 2009
10-4
Starts at the GVP office
609 S. Middlefork Rd.
Downtown Crouch Idaho

search **EVERY** property
for sale from
Garden Valley,
Horseshoe Bend,
Lowman and beyond.
Sign up to receive email
notifications of new listings
that match your specific
criteria.

4th Annual Music in the Mountains Festival featuring **Collin Raye**

Country music star Collin Raye will headline the 4th Annual Music in the Mountains festival August 1st and 2nd at the site of the Whitewater Theater, a new 4,000-seat amphitheater slated for the planned community of Southfork Landing in Garden Valley. Nine other regional rock, bluegrass, and folk bands will also perform during the weekend-long event.

Just 45 minutes north of Boise, Idaho, the Whitewater Theater at Southfork Landing will be a truly one-of-a-kind entertainment venue with dramatic views of the South Fork of the Payette River and the surrounding mountains. The theater was designed from the ground up to take advantage of the area's unique natural beauty while still providing a very modern and comfortable venue for concerts, corporate events, and more.

"This year's unbelievable line-up and spectacular venue is sure to make this the best Music in the Mountains yet," said Wes Nelson, Marketing Manager for Southfork Landing, the festival's host. "With the beautiful backdrop of the majestic Idaho mountains and the stunning river views, no other venue in Southwest Idaho comes close to delivering this type of entertainment experience."

The Whitewater Theater is located within Southfork Landing, a conservation-oriented Outdoor Adventure Community in Garden Valley. With nearly four miles of protected river frontage forming its northern border and more than 511 acres of dedicated open space, the community provides unlimited opportunities for outdoor recreation, including fishing, rafting, kayaking, hiking, and snowmobiling.

Music in the Mountains will feature two full days of live performances. Collin Raye, whose thirty chart-making singles—including four number one hits—cemented his country star status, will perform Saturday night. Dick Polley, Blaze N Kelly, The FAV, Lo Fi, and Andy Byron will perform earlier in the day.

Sunday is family day, with performances by Dick Polley, David Mac Neil Band, Mel Wade, and High Desert Band as well as arts & crafts activities. A variety of food and beverage vendors will be on-site both days. The event benefits for the Garden Valley Recreation District's efforts to create a new community park and natural wetland habitat for local wildlife.

Press release provided by Wes Nelson, SFL.

If you'd like further information on Real Estate Properties in Southfork Landing or anywhere else in the Garden Valley area, please don't hesitate to call us at Garden Valley Properties, 208-462-4620.

Live where you play... We'll show you the way! TM

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HOURS M-S 9-5 SUN 12-4

It's Fire Season again, be prepared!!!

Need more info...<http://www.firesafecouncil.org/education/insideout/firesafesmall.html>

Outside Your Home



Your roof is the most vulnerable part of your house because it can easily catch fire from wind-blown sparks. It is highly recommended that you build or re-roof with fire resistive roofing materials. Also be sure to clear pine needles, leaves or other debris from your roof and gutters. And remove any dead branches overhanging your roof.

Remove any tree branches within 10 feet of your chimney. Cover your chimney outlet and stovepipe with a nonflammable screen of 1/2 inch or smaller mesh.

Build or remodel with fire resistive building materials, such as brick or stucco.

Enclose the undersides of balconies and above-ground decks with fire resistive materials.

Limit the size and number of windows in your home that face large areas of vegetation. Even from a distance of 30 feet away, the heat from a wildfire is enough to ignite the furnishings inside your house. Install only dual-paned or triple-paned windows to reduce the potential of breakage in a fire.

Your Yard



Create a "defensible space" by removing all dry grass, brush, and dead leaves **at least 30 feet** from your home. Replace native plants with ornamental landscaping plants that are fire resistive.

Space trees and shrubs at least 10 feet apart. Reduce the number of trees in heavily wooded areas.

For trees smaller than 18 feet, prune lower branches within six feet of the ground to keep ground fires from spreading into tree tops.

Stack firewood and scrap woodpiles at least 30 feet from any structure and clear away flammable vegetation that is within 10 feet of these woodpiles.

Locate LPG tanks (butane and propane) at least 30 feet from any structure and surround them with 10 feet of clearance. Defensible space must be regularly maintained to be effective.

GVP has several tapes we loan out called "Fire Safe inside and out", produced by the California Department of Forestry. If you'd like to check one out, please stop by the office anytime.

Visit our website 24/7 at www.GARDENVALLEYPROPERTIES.com

We hope that you are having a wonderful summer and remember, we serve the Garden Valley, Horseshoe Bend, Lowman, Centerville and Placerville markets in SW Idaho. As most of our business comes from referrals and repeat clients, we value your referrals. If you know anyone who is looking to buy or sell real estate in any of these communities, please give us a call.