

CALENDAR

- **Fiber and Fabric Faire: 10/6**
10am-4pm
Crouch Comm. Hall
- **City Council Elections: 11/1**
8am-5pm
Crouch Comm. Hall
- **Garden Valley School Bond Elections: 11/1**
8am-8pm Music Room, Garden Valley School **AND** Lowman Emergency Services Building
- **Boy Scouts of America: every Tuesday, 7pm,**
Ambulance Shed
- **Chamber of Commerce Meetings: 2nd Thursday of each month, 6pm,**
Crouch Comm. Hall
- **Crouch City Council Meetings: 2nd Wednesday of each month, 7pm, Crouch Comm. Hall**
- **Young Life Club: Every Monday, 7pm, Crouch Comm. Hall**

Garden Valley Properties Real (Estate) News

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What goes down, must come up.

Excerpt from USAA Magazine Fall 2007

There is never a particularly bad market in the mind of Kendra Todd, real estate broker, and winner of "The Apprentice: Season 3." What she considers bad, however, is the number of people who want to invest in real estate without doing their homework. She bought her first property at 23 and preaches that no one can become a successful investor without taking on risk. The trick is managing it successfully.

Risk doesn't mean taking out a huge loan and throwing the dice, she explains. It means not over borrowing and having cash in reserve to cover contingencies such as downward markets.

Ms. Todd disagrees with those who say there has been a bust for real estate. "What's dropped in some areas is market expectations more than market values," she argues. "Most people who are complaining have

already encountered significant appreciation in their property, and they are upset that they're going to make \$50,000 and not \$75,000. Most who have owned their homes for at least a few years still have significant gains in their property."

If you buy, Ms. Todd believes that an exit strategy is a must. "With every investment, you need to establish a price at which you'll sell, hopefully at a market high," she says, noting that smart investors hold cash from property sales in reserve for opportunities when the market goes down a bit—the essence of "buy low, sell high." While that cash is in the bank, investors need to be looking, always looking.

**Garden Valley Properties
Parade of Homes
Saturday, October 13th
10am-4pm**

Local Market Statistics January 2007 to September 2007

Brokerage	# sold listings*	# sold by brokerage	\$ Volume	% Market Share
Garden Valley Properties	33	27	\$14,766,450	62%
Windermere Capital Group	4	3	\$1,293,150	6%
ERA West Wind	5	11	\$2,676,500	4%
Payette River Realty	1	1	\$300,000	1%

* Listed by brokerage

**G.V. School Bond Election Nov, 1, 2007
VOTER CHOICES**

OPTION A: Vote "YES" for the school bond election at \$12.625 million to build an entire new facility that *OUR CHILDREN* need for Pre-school/ Kindergarten-12th grade. Contributions from developers and the possible sale of the current school facilities would decrease the bond and help pay for the bond.

OPTION B: Vote "NO" against the school bond election (or don't vote at all) and have the State of Idaho take over with *up to* \$25 million available to build a new facility that *THEY* want. Your taxes will pay for this and your vote will not count!

Do you want Garden Valley to lose control to the Government? Do you want to be taxed at \$12.625 million less the developer contributions and the sale of the current facilities or up to \$25 million? This is your last chance to vote. This is your last chance to have a say.

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What's in a name?

One of the hottest topics in the Garden Valley area this past summer was the City Council's proposal to change the name of "Crouch" to Garden Valley. Crouch is the approximately 1 square mile town that is surrounded by Garden Valley. The Crouch City Council asserts that the name change will help resolve the myriad of growth issues affecting Crouch and the entire Garden Valley area, which is currently unincorporated. According to one source at the City Council, because of Garden Valley's unincorporated status, there is essentially no local governing body. Boise County

makes the decisions that affect the entire community, like subdivision approvals, road maintenance and repairs, and planning and zoning. Boise county also gets tax revenue from Garden Valley residents and visitors.

Proponents of the name change believe that the residents of Crouch and Garden Valley will have more control over the growth of the area. The proposed "Garden Valley City Council" would ensure that there existed an area plan for im-

**"That which we call a
rose by any other name
would smell as sweet."**

proving local infrastructure before approving any further subdivisions.

Opponents insist the proposed "Garden Valley City Council" could impose AD VALOREM taxes. As Garden Valley is unincorporated, there are currently no city taxes. Crouch's tax base is strictly from Crouch liquor sales. Furthermore, opponents insist that changing the name would erase a historic town and people would forget the legacy of Billy Crouch.

In any case, the vote has been removed from the November City Council ballot.