

Real Estate

(continued from page 1) prices, but the northeastern Pennsylvania area will not see a slow-down in construction starts or residential housing appreciation at any time soon. Others interviewed in the real estate field say that growth is leveling off, and that homes in the over \$200,000 price range are taking longer to sell than they were in the spring and summer of this year.

at a healthy pace," he said. Jim Veras, President of Veras Construction, agrees that real estate appreciation and development in the Back Mountain is linked with the future of the national economy. Veras Construction developed Bulford Farms, a development off Sutton Hills which has homes starting in the \$300,000 range on two acre lots, but he thinks that the supply of homes in this price range is starting to exceed the demand.

"People are moving into this area from out of state because of corporate relocations or other reasons, and that is pushing the prices up," said Griffin. Many of those moving here because of a corporate relocation choose the Back Mountain as a place to live because of factors such as a good school system, an easy commute into work, accessibility to shopping centers and other businesses, and the quiet, suburban setting.

"The demand for homes in the \$250,000 price range was very high when several companies moved into this area from out of state, but lately homes in that price range do not sell as fast," said Veras.



PROUD AMERICAN - Shown waving the American flag and holding her certificate of U.S. citizenship is Harveys Lake resident Betty McCann, who was awarded her U.S. Citizenship at a ceremony in Scranton October 31. McCann hails from the Philippines and is married to Frank McCann of Harveys Lake.

Philippines native Betty McCann is proud to be a United States Citizen

"The American dream sells for \$100,000 back here," said Kevin Smith, Vice President of Ruth K. Smith Realty. Smith reports that Ruth K. Smith Realty has doubled their sales volume every year since 1984, and for 1988 expects a 35% increase in housing sales over last year. He said housing prices in the Back Mountain area started to swing upward around 1983 when an average home price would have been about \$50,000. Today the same home would go for at least \$80,000.

He starting developing Bulford Farms in 1974, but sales were slow until three years ago when people started arriving from out of state. Those relocating in corporate transfers often sold homes costing \$400,000 to \$600,000 before moving, and had the buying power to inflate prices here in their wish to buy bigger homes. "It is difficult and expensive to develop land today; land cost seems to be going up faster than construction starts," said Veras, who also added that any housing development done properly and with good taste will be real estate than sells.

Why all the growth in the Back Mountain? Smith feel that part of the reason for the difference in growth and real estate values between the Back Mountain and other areas such as Wilkes-Barre lies in the land accessibility here.

Bob Besecker got his real estate license in 1959 and became a broker in 1965. Besecker Realty in Dallas was one of a handful of realtors in business before the Agnes Flood in 1972; after the flood the sudden increase of realtors into the Back Mountain has pushed the smaller companies more into appraising, as their portion of transactions has diminished.

"There is much more space and room to grow in the Back Mountain than in town. The neighborhoods are nicer, the homes are in better condition and there are newer residential subdivisions available," said Smith.

In appraising, Besecker does research to determine the value of homes. He determines values by the condition of the home, the sale price of similar properties, exterior structure, and other factors. He then adds all the comparables to come up with the market value of the home.

by SARA J. LUNDBERG Managing Editor

Harveys Lake resident Betty McCann is happy to be an official citizen of the United States. She was awarded her certificate of U.S. citizenship at a ceremony in Scranton October 31. McCann is a native of the Philippines and came to this country five years ago with the encouragement of her daughter, Dallas resident Alice Garcia.

she is an out-going person and usually makes friends easily in any situation.

She has been married for two years to Harveys Lake resident Frank McCann, after working for a period of time as a private duty nurse.

The McCanns spend the winter months in a retirement community in Zephyr Hill, Florida. Betty says she likes the Florida climate, and in her spare time she enjoys painting, sewing, aerobics, and other recreational activities.

Smith says that any slow down in business could be attributed to seasonal fluctuations, and the health of the real estate market here could very well hinge on the economic future of the country, in particular whether or not interest rates will go back up.

Besecker said that the sale price of one home in Dallas went up from \$83,500 in August 1987 to \$97,000 one year later. He feels that real estate prices in the Back Mountain will firm up however, and not rise as sharply as they have in the past two to three years.

McCann's daughter Alice moved to the United States twenty years ago, and offered to help her mother become a U.S. citizen by acting as her sponsor, a legal right that immigrants have to help members of their family become U.S. citizens.

Betty has five children, two who reside in the States and three who have stayed in the Philippines. Betty's children are Alice Garcia of Pennsylvania, Teodosio Causin, Jr. of New Jersey; and Dr. Emerald Echaule, Rosalyn Yab, Antonio Causin, and Nelson Causin, all of the Philippines.

"As long as interest rates stay around 12%, I expect sales and development in general to continue

"Real estate is still one of the best investments there is," said Besecker.

"So I decided to try this America," said McCann when interviewed Monday. When McCann arrived in Pennsylvania in December of 1983, the first thing she noticed was the difference in climates. She said she didn't feel that there was a vast difference between the people of the Philippines and the United States.

McCann said that after she was awarded her U.S. Citizenship her husband took her out to a dinner in her honor at Faux's Inn restaurant in Harveys Lake with family and friends. The following day she spoke to a fifth grade class at Dallas Elementary School about her life in the Philippines, and the process one goes through to become a citizen.

Water commission plans how to conduct survey

BY CHARLOT M. DENMON Staff Writer

available for the water commission. Salla reported that he had reviewed samples of ordinances relative to water and would present several general ordinances at the next meeting which would be useful to the municipalities in dealing with developers.

Members of the Back Mountain Water Commission will discuss the most effective method of cataloging the survey cards which will be sent to all water consumers in Back Mountain municipalities in the near future.

Ellie Rodda, liaison between the water commission and the Back Mountain Citizens' Council, told members that a meeting for the general public will be held December 5, 7 p.m., in the auditorium of the science building. She said everyone, including residents and municipal officials are urged to attend. Election of officers will be held and a set of bylaws will be presented at that time. Standing committees will also be appointed at that meeting.

Chairman James Ward explained that the first step to be taken was to talk with Wilkes College Professor Brian Redman about the project and to discuss with him the appropriate size of the card, and what questions should be included for the benefit of the Commission.

Following a discussion on contamination and wells, it was recommended that all private well owners should have their wells tested for contaminants on a regular basis since private wells are as susceptible as public sources of water.

Vice-chairman Joseph Salla, Lake Township representative, reported that a total of approximately 18,000 cards would have to be sent to residents in Dallas Borough, Dallas Township, Harveys Lake Borough, Franklin Township, Jackson Township, Lake Township and Lehman Township in order to obtain complete information regarding private and public wells, depth of wells, number of households, number of consumers, and depth of water in well.

The Back Mountain Water Commission will meet December 1, 8 p.m., at the Kingston Township Municipal Building. All interested citizens are urged to attend. Commission members welcome residents input.

Ward agreed to talk with Howard Grossman, of Economic Development Council of Northeastern Pennsylvania and Rep. Scott Dieterick to determine what grants would be

No tax increase in Borough budget

The council also passed a tentative budget of \$375,000 for 1989 with no increase in the present tax rate of 14 mills.

Borough manager Robert Brown told council members that the 1989 budget was a very tight budget and

expenses for 1989 should be well controlled. He recommended that council should plan major road projects over a four-year period with PennVEST money. The budget will be on file in the council office for 10 days before the final passing.

Borough

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end of Powderhorn Drive would mean that Machell Avenue residents would be forced to incur the expense of hooking on to the sewers.

"Why should we have to pay to hook on to sewers because one developer is going to build a lot of homes?" he asked.

Joan Hiller asked the council to proceed with caution because a new development would further tax the fire companies and the police department and said she wondered if there would be sufficient volunteers to provide the services needed.

Education facilities were another concern of the group and several residents asked whether or not the schools could accommodate more students. Members of the council explained that they had received communication from district Superintendent Gerald Wycallis stating that enrollment was down in the Dallas District and surveys showed that more students could be accommodated.

When Atty. John Fine, Dallas Borough solicitor, was asked what benefits the borough would derive from the development, Fine said it

would mean an increased tax base, increase in value of nearby property, and no more raw sewage running down Machell Avenue resulting in better road conditions while eliminating pools of filth and freezing over.

Following the 4-1 approval by the council, the opposing residents left the meeting when Atty. Dingle told them there was nothing else they could do.

Mill Street to stay one-way

Police chief John Fowler told council that the new speed tapes are in and will be put in use immediately. Council also approved the continuation of the street which runs from Main Street to Route 309 as a one-way street for another 60 days. They recommended that the one way signs be turned slightly and a flashing light placed on the top of each sign so motorists could easily identify the one-way from Route 309.

Atty. Fine told council that he had talked to James Post about the Hearthstone Building, who said he has started proceedings to clear the title on the property and to rehabilitate the building.

Dinner

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seasoned with zesty dressing 89 cents.

In big families several vegetables are a must so why not whole kernel corn 50 cents, green beans \$1.00, and tangy rutabaga 59 cents. Rolls - add another \$1.29 for a dozen and butter \$1.89. A relish tray of olives, celery and pickles, another \$2.17.

Dessert and coffee or tea? Pumpkin, apple or mincemeat pie, approximately \$5.79 for the three kinds; coffee \$2.39, tea 69 cents and for the little ones milk or soda, 69 cents or 89 cents.

The above is a traditional Thanksgiving dinner to serve 12 persons at a cost of approximately \$33.95.

None of the extras, of course, such as juice before dinner, soup, or mints or nuts after dinner.

Neither does it include ice cream for later in the day nor wine or

champagne. Those delicacies will cost extra but remember, they will cost extra if you go out to dine. If these are included add another \$15 to \$20.

The \$33.95 traditional dinner averages about \$2.83 per person. If the extras are included dinner will average approximately \$4.50 per person.

This total, of course, does not include the price of Roloids, Tums or Tempos. They're extra but usually an important part of a big dinner.

Whether you dine at home with loved ones, be it six or 60, or at your favorite restaurant plenty of whom are serving delicious dinners—we wish you and yours "Happy Thanksgiving!"

Eat well but not too much—enjoy your dinner but don't be a "glutch!"

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