



December 2013/January 2014

WILL YOUR HOME BE WORTH MORE IN 2014?



Unit Sales of real estate in the Greater Kelowna Area were up 26.62% with 383 Sales in October as reported through the Okanagan Mainline Real Estate

Board. With a current lack of supply and listing activity down it seems there has been a shift in perspective.

You may have noticed more sold signs in Sonoma Pines. Many homes that have been on the market for longer periods are finally moving and the list to sell ratio (the difference between the asking price and the selling price) is getting smaller. While price reductions continue to come through daily the average seller with a well priced home is getting results faster than in the past few years.

The greatest number of sales in Sonoma Pines continues to be the new homes but re-sale homes contributed 14 sales since January 1st of 2013 and 8 of those sales occurred in the last 3 months alone as reported by OMREB's MLS stats.

We continue to enjoy living in one of the most popular neighbourhoods in the Westbank and West Kelowna area. Buyers are still flocking to this community from other cities and provinces drawn primarily by emotion with the chance of living in a community that feels like a resort vacation every day and secondly by the logic of living in a community where someone else cuts the grass and you can walk to golf, shopping and beaches. Our beautiful community is a place that inspires people to buy and that is such a big piece of the marketing puzzle.

If you have tried to sell your home without success don't be discouraged. Your home may have been one of the most appealing listings on the market at that time and the reasons it did not sell may have had nothing to do with the property itself. With the short supply of resale homes to choose from now you may simply need to establish a new approach in order to reach your goals in the sale of your home.

While none of us can truly predict the market with real accuracy, the market shift may mean a return to stability of prices and sustained activity that balance the sales. That is value you can count on. Interest rates remain low and spring is just around the corner with Buyers who have been waiting for prices to stabilize before buying into that dream of living in Sonoma Pines.

Remember though, the price you paid for your home is not a factor in determining what your home is worth today. Sadly many homeowners who bought in 2007, 2008 and 2009 are still not going to be able to recover their investment. On the positive side they may be also buying at a lower price.

2014 could be the right time to remove those wine stains from the carpet, scratches off the hardwood, take care of general repairs, pack away the clutter, give the place a thorough cleaning, and call your favourite Realtor. Realtors can plug you in to the existing pool of buyers, help you establish the best price and deal with the negotiations and paperwork to protect you.

For most people, knowing what your home is worth is not about a desire to sell. It's just nice to know that your investment is secure and that you made a good decision when you bought.

2014 may not bring you much of a price increase but it could bring you peace of mind as prices stabilize.

Meanwhile, put those Christmas lights on and HAVE A HAPPY HOLIDAY!

MAY 2014 BRING YOU ALL GOOD HEALTH AND GOOD LIFE!

Jennifer Wiancko of RE/MAX Professionals and Adrienne Louie of Royal LePage Kelowna Westbank, live and work in Sonoma Pines and advertise regularly in this paper.

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Jennifer Wiancko

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SONOMA CLUBHOUSE BRINGS JOY TO OUR RESIDENTS



We have long awaited completion of the Clubhouse facility with a dream of the abundance of usage we could share with all of our owners in a variety of ways - entertainment, education, social and fitness. Both the upper and lower levels have been completed and, as you know, we have been enjoying the main level through the multitude of activities over the past several months.

Now that the lower level is completed in all aspects, we are moving closer to "fully" utilizing the variety of uses that have been discussed by our Board and Clubhouse/Social Committee.

We have opportunities for an Art Club, our SPHOA Boardroom, coffee/water relax area, and, very importantly for each and everyone of us -the Fitness Centre. A couple of days ago, the Manager of Flaman Fitness, who supplied the fitness equipment walked 17 volunteer owners through a demonstration of proper use of the equipment and signed waiver forms for liability insurance. This is now preparing us the next step which is to invite all owners to visit the Fitness Centre, receive an orientation to the

equipment and its usage, sign the insurance waiver and receive a copy of the rules and regulations for effective utilization and benefit of the Fitness Centre. This will set the stage for full use of the Clubhouse facility. The 17 volunteer "trainers" will schedule their time to be present at the Fitness Centre



Community Newsletter for Sonoma Pines
Published bi-monthly

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We welcome written submissions by email, author to be identified.

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to guide attending owners in proper use of the equipment to optimize their personal benefit while working on their fitness conditioning.

The rule will be posted in the Clubhouse and we will endeavour to ensure each of you receives a copy when signing the waiver to protect ourselves re: liability insurance in case of accidental mishaps.

If you wish to enquire, please email Joel Young, Clubhouse Co-Chair and Fitness Program Chairperson at: eagleyoung@shaw.ca

You will also note that the SPHOA Board has earmarked April 2014 as the time frame for the celebratory grand opening of the Clubhouse completion so stay tuned for that event.

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Coffee Klatch Saturdays

Interest has been shown in re-starting our Saturday morning Coffee Klatch during the fall and winter months. This can only be achieved with the help of volunteers. We are looking for one or two people to lead his event every two weeks and be able to recruit volunteers within the community to help. If you are interested, please contact Lorna Wright lorna-wright@shaw.ca, or please call 250-452-9872

Fall Shopping Night Out



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About 130 ladies came through the SP Clubhouse door November 7 for an awesome evening of Fall Shopping. Organizer and SP resident Jean Wandler states that everyone had a great time and were able to do some Christmas shopping from the 15 vendors. There were some fabulous deals on everything from linens to fashion jewelry, all things normally unavailable at retail stores. A lot of ladies asked when the next event would be, so Jean is excited and is already planning a Spring Ladies Night Out.

Over 50 pounds of food were donated for the Westside foodbank. Thanks to everyone that supported this fun event. See you in May 2014.

Oktoberfest Happy Hour Rocks Clubhouse



SP residents & visitors were treated to a special Oktoberfest themed Happy Hour October 4. The sold-out party of over 80 people enjoyed grilled Bratwurst, sauerkraut, other German delicacies, and lots of beer. This will surely become an annual Clubhouse event.

Thanks to the SP social committee and numerous other volunteers that pitched in to make this a memorable evening. Can you say "Wunderbar?"



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Congratulations

35th Wedding Anniversary



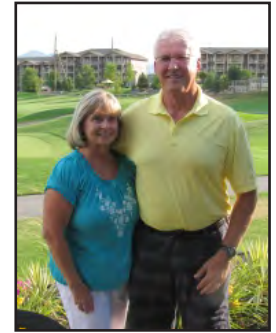
Congratulations to Denise and Edward Dorosz, celebrating their 35th Anniversary Dec. 15, 2013. Shortly after marrying in Toronto during a Friday night snow storm in 1978, they moved back to Montreal, then to Calgary in 1996; After retirement in mid-2010, they now make their home on Serrento Lane. Ed & Denise are proud parents of 2 young adult daughters in Calgary.



Spotlight

Sue & Ivars Dravinskis – Volunteers extraordinaire

This month we shine the spotlight on Sue and Ivars Dravinskis. Always ready to step up and volunteer their time and skills for the benefit of Sonoma Pines, you'll



often see them at or behind the scenes of many community events. Whether its selling event tickets, managing clubhouse rentals, organizing the Grey Cup party contests or facilitating at the new fitness centre, they are always sporting a welcoming smile.

Ivars has lived in Kelowna since 1954 and Sue moved here from Tacoma, WA after they were married in 1972 (already 41 years!). Ivars taught Physical Education and Math in the Central Okanagan School District for 35 years. Sue was an 'at-home' Mom for several years, and then worked as an office administrator.

They retired in 2007 and moved to Sonoma Pines in April 2011. Susan states they love the friendly atmosphere and good neighbours in Sonoma Pines! And we love having them here. Thank you for our community a better place to live.

Congratulations

If you know of any SP resident that has achieved a special milestone, award or significant anniversary/birthday, we would like to announce it here, as a regular feature.

Please contact the editor



Call for Artists & Artisans



If you are a painter or practice visual arts in any form, or wish to learn / take lessons, contact **Bill Everden**, billandjune@shaw.ca or call 778.754.0462.

We plan to start a Sonoma Pines Artists Group at the Clubhouse

Do you have an interesting photo of something in Sonoma Pines or nearby in the Okanagan? Please submit it to the Editor.

Photo of the Month



"Sonoma Pines Blockwatch Enforcer, on patrol". Submitted by Ed Dorosz

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December 2013 NOMA PINES Calendar of Events Page 6

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 Clubhouse cleaning Upper 11am-2pm Lower 1-5pm Gym open all day	2	3 Crib 7pm Tai Chi classes Suspended pending sufficient demand	4 Yoga 9am	5	6	7
8 Clubhouse cleaning Upper 11am-2pm Lower 1-5pm Gym open all day	9 Yoga 9am	10 Crib 7pm	11 Yoga 9am	12	13  Christmas Happy Hour 4-7pm (BYOB & Appy or \$4. per person) Bring Food Bank Donation	14 Private function 11am - 11pm
15 Clubhouse cleaning Upper 11am-2pm Lower 1-5pm Gym open all day	16 Yoga 9am	17 Crib 7pm	18 Yoga 9am	19	20	21 Private function 11am - 11pm
22 Clubhouse cleaning Upper 11am-2pm Lower 1-5pm Gym open all day	23 Yoga 9am	24 Christmas Eve Community Service (Carols, Hot Chocolate, Kids Activities) 	25 Private function 11am - 11pm 	26	27	28
29 Clubhouse cleaning Upper 11am-2pm Lower 1-5pm Gym open all day	30 Yoga 9am	31 New Years Eve Party BYOB & Appie to share 7pm-12:30am 	Clubhouse Rental Gord Jackson 250-212-6326 gordejackson@shaw.ca		Interested in Volunteering?? contact any Committee member	

Upcoming Special Events

DTBA
(date to be announced)

January

February

*** SUBJECT TO CHANGE UPCOMING EVENTS: Quilting every second Tuesday starting January 7, 2014 9-12**

Clubhouse Contacts	Committee Chair Tom McEwen 250-768-3439 tandgmcewen@gmail.com	Social Events Lorna Wright 250-452-9872 lorna-wright@shaw.ca Sharon McNichol 778-754-0777 mcnicholg@shaw.ca	Fitness Programs Joel Young 250-707-3854 eagleyoung@shaw.ca	Fundraising Ed Dorosz 778-754-1238 edndenise@telus.net	Key Fobs / Access Abbas Dharamasi 250-452-6754 sabba_39@shaw.ca	Volunteering Joel Young 250-707-3854 eagleyoung@shaw.ca

<p>SNOWBIRDS Will check your home while you are away. Reasonable rates. Call Larry (Sonoma Pines resident) 778-754-0764 Jan 2014</p>	<p>EXPERIENCED HOUSE CLEANER Sonoma Pines resident. Personalized service. Cleaning on a regular basis or special job. References available on request. If you need my help call... Gail (250) 768-8070 or gfsquaredf@gmail.com Jan 2014</p>	<p>CLUBHOUSE CLEANER WANTED Sonoma Pines Clubhouse requires an experienced cleaner to fill in <i>when our regular cleaning contractor is not available</i>. Requires flexible scheduling & short notice availability at times. Reasonable compensation. Call Lorna (250) 452-9872 or lorna-wright@shaw.ca</p>
<p>HANDY MAN SERVICES SENIOR FOR SENIORS. Handyman services in your home. Household repairs, carpets, furniture, small painting jobs, etc. Call Larry (Sonoma Pines resident) 778-754-0764 Jan 2014</p>	<p>WANTED Looking for a used piano, small fridge, office desk, etc? Advertise here! Only \$5 for 5 lines</p>	<p>Furnished 2 BR, 2 Bath townhouse available Jan. 1 in Sonoma Pines. \$1500/month Pls. call Tom 250-681-6208 or Bev 250-317-9336.</p>
<p>WANTED: Housecleaner for 3-4 hours every second week in Sonoma Pines. Non-smoker. References required. Call 250 707-3313 Jan 2014</p>	<p>Your Ad Here</p>	

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- Discounts for consecutive ads (no changes): 4 ads 10%, 8 ads 20%
- All ads will be in Sonoma Sun newsletter; or on ad page of bi-monthly Event Calendar update;
- Ads to be paid in full with submission of text (cash or cheque); (prefer if text is sent electronically in Word format, by e-mail). Otherwise, type or print clearly.
- Ad submission deadline with payment, 24th of each month

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