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GOOD NEWS ~ For Local Tree Removal

According to our Supervisor Michael Oliveira, PG&E has announced that along with felling dead/dying trees and dangerous trees next to their power lines, they will now be removing ALL the slash and logs from the property!

This applies to trees that PG&E has already downed on a property retroactive for one year. So if you have downed trees left on your property by PG&E, call **800-743-5000**.

How to address dead trees on lots/parcels:

- Many of the area HOA's have trained volunteer inspectors who are working with CalFire or EPFD in sending non-compliance letters to the property owners. Check with your HOA.
- If concerned about a tree that is not yours, you can call the County Assessor (209.754.6356) and retrieve the name and mailing address of the owner of record. Write them a letter of concern and make them aware of the problem.
- If it is bare property, also notify EPFD – Joan Lark (EPFD, 1037 Blagen Rd., P.O. Box 66, Arnold, CA 95223, 209.795.7393, joanlark@comcast.net).
- If it is improved property, notify CalFire – Nancy Longmore (CalFire, 785 Mountain Ranch Rd., San Andreas, CA 95249, 209.532.7424 x101, nancy.longmore@fire.ca.gov).

Now Is A
Perfect Time
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★ ★ ★ ★ ★
RATED #1
Barry Ward Realty celebrates
being the #1 Arnold-area office
again in 2015.*
Thanks for your support!

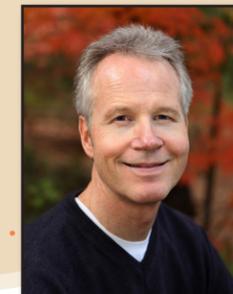
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*Based on Calaveras County
MLS Status (Area 1-7) 2014

the Barry Ward Word

FALL/WINTER 2016



Market Watch Article

THE 3RD QUARTER HAS ARRIVED, WE HAVE RETURNED TO A SELLER'S MARKET!

As promised, we have compiled the data from the Calaveras MLS to provide you with our 3rd Quarter summary. The statistics are for areas 2-7 (Dorrington to Hathaway Pines). The total number of homes sold in the first 9 months of 2016 increased 12.5% over the same period in 2015. The sales pace held steady averaging 75 days on market and the list to sales price ratio remained unchanged at 97%.

3rd Quarter Market Trends – Jan 1st – Sept 30th 2016

RESIDENCES	UNITS SOLD	AVERAGE LIST PRICE	AVERAGE SALES PRICE	% OF LIST PRICE—AVG	AVG DAYS ON MARKET
2016	244	\$287,085	\$277,793	97%	75
2015	216	\$265,415	\$258,106	97%	79

The average sales price nudged up a respectable 7.6% and average list price increased 8%. There is currently a 4.5-month supply of homes for sale, so we have returned to a market that is now tilted in favor of sellers. Our home inventory has declined substantially from the July peak, so if the current sales pace continues, a stronger seller's market could be just around the corner, We'll keep you posted!

Fall/Winter Calendar of Events

OCTOBER

- Oct 22-23 Seasons In The Woods—Annual Boutique—White Pines 795-2574
- Oct 29 Zip Line Pumpkin Smash—Moaning Caverns 736-2708
- Oct 30 Trunk or Treat—Chapel in the Pines—Arnold 795-1064

NOVEMBER

- Nov 5 Annual Day of the Dead Celebration—Murphys 728-9030
- Nov 19 International Storytelling Celebration—Murphys 728-8634
- Nov 25 Winterfest—Bear Valley 753-2327
- Nov 25 Parade of Lights—White Pines 795-5500
- Nov 25 Tree Lighting—Avery 795-0219
- Nov 26 Tree Lighting—Dorrington 795-4455

DECEMBER

- Dec 2 Murphys Holiday Open House—Main Street 728-3444
- Dec 10 Crab Feed—Bunting Winery—Vallecito 890-3438
- Dec 28 Annual Winter Wonderland—Big Trees State Park 795-2334
- Dec 31 New Year's Eve Party and Fireworks—Bear Valley 753-2301
- TBA Christmas Bird Count —Audubon Soc.—Arnold ... www.centralsierraaudubon.org

For more information about local events go to Calaveras Visitor's website at www.gocalaveras.com

REDUCE YOUR WILDFIRE RISK.

Tree Mortality—Drought and Bark Beetles
What Property Owners Need to Know



Drought and bark beetles are a deadly combination—already killing over 29 million trees in California’s forests in 2015 alone. The numbers continue to rise. More dead trees mean more fuel for wildfire. Here’s what you can do seasonally to reduce your risk of wildfire and promote tree health:



WINTER

- Check property for dead or bark beetle-infested trees.
- Weather permitting, now is the best time to remove those trees and dense undergrowth.
- Trim up trees for vertical clearance as part of your home’s defensible space. If not feasible in winter, then plan now to do so when weather permits.
- If you’re planting trees this spring, plan ahead now and plant locally native trees.



SPRING

- Prepare defensible space.
- Remove dead and bark beetle-infested trees.
- Bark beetles are most active now and in summer—be careful not to damage remaining trees as this may attract beetles.
- If possible, remove freshly cut wood. Otherwise, cover, lop or chip infested wood—and do not place near healthy trees unless fully dry.
- Following an extended period of little to no rain, sparingly water high-value trees. Use best watering practices.
- Now is the time to plant new trees, as long as irrigation is available.



SUMMER

- Remove dead and dying trees.
- Follow spring guidelines as beetles are very active in summer as well.
- Be especially careful with power tools—one spark can start a wildfire.
- If planting trees in fall, plan ahead now and plant locally native trees.



FALL

- If planting trees, wait until the weather cools and fall rains have increased soil moisture.
- Now is one of the best times to remove dead and dying trees, and dense undergrowth.
- Water high-value trees only if significantly less than average rainfall this season; otherwise, do not water.

Act now to protect your family, home and property.

For more information on tree mortality, drought, bark beetles and reducing wildfire risk, visit:

 PrepareforBarkBeetle.org

your home

SEP/OCT 2016

Tips and trends for homeowners, buyers and sellers



fall fixes

Yes, it’s true: Fall is here, and that means winter is just around the corner. The changing of the seasons is always a good time to invest in a little home maintenance so your abode is running smoothly and you catch any potentially large (and expensive) problems before they get out of hand. Follow this checklist and you’ll be in good shape for the winter.

INTERIOR

- ➔ Check ceiling and surfaces around windows for evidence of moisture.
- ➔ Check caulking around showers, bathtubs, sinks and toilet bases.
- ➔ Ensure all stairs and railing do not have any loose sections.
- ➔ Test all fire and safety systems, including carbon monoxide detectors.

HEATING AND COOLING

- ➔ Clean or change furnace filters.
- ➔ Keep area around heating and cooling equipment clear.
- ➔ For boiler systems, check water level and shut-off valve for leaks.

ELECTRICAL

- ➔ Periodically check for exposed wiring and cable. Replace as necessary.
- ➔ Check all lamp cords, extension cords and receptacles for wear.
- ➔ Trip circuit breakers every six months and ground fault circuit interrupters monthly.

DOORS & WINDOWS

- ➔ Look for loose or missing glazing putty.
- ➔ Check caulking for deterioration at the openings and joints between dissimilar materials.
- ➔ Check weather stripping.
- ➔ Check for broken glass and damaged or missing screens.

PLUMBING

- ➔ Check all faucets, hose bibbs and supply valves for leaking.
- ➔ Check for evidence of leaks around and under sinks, showers, toilets and tubs.
- ➔ Inspect landscape sprinkler system for leaky valves and exposed lines.
- ➔ Check the main water shut-off valve for operation and leakage.

ROOF

- ➔ Check for any missing, loose or damaged shingles.
- ➔ Look for open seams, blisters and bald areas on Membrane or hot-mopped roofs.
- ➔ Clean gutters, strainers and downspouts.
- ➔ Check flashing around all surface projections, sidewalls and protrusions.
- ➔ Trim back all tree limbs and vegetation away from the roof.

FOUNDATION AND EXTERIOR

- ➔ Check foundation walls and floors for cracking, heaving, spalling, deterioration or efflorescence.
- ➔ Inspect chimney for loose, deteriorated or missing mortar or bricks.
- ➔ Verify basement and crawlspace has no moisture or leaks.
- ➔ Inspect all decks, patios, porches, stairs and railings for deterioration.
- ➔ Cut back and trim all vegetation from structures.

Checklist provided by Pillar To Post Home Inspectors.



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