

# WELCOME HOME

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*Building Community Through Home Ownership*

September, 2004



## Orlando Ave. House

Located on a quiet neighborhood street within walking distance of PSU's campus, this three bedroom is a roomy house on one floor. There are loads of cabinets in the kitchen. The adjacent eating area looks out into the private backyard. It has a single car garage and a full basement which could be developed easily. \$90,625



### *A Very Big Thank You!*

Steve Blaylock, owner of the State College Benjamin Moore Paint store on Martin St. sold exterior paint to the Land Trust at cost for the Oneida house rehab. Lead paint had to be carefully removed from the house's siding and Steve's generous offer helped the Land Trust keep costs down while getting a superior paint. Further, Steve has agreed to sell interior Ben. Moore paint at a 10% discount to any Land Trust homeowner. See the article on paint quality in this newsletter. Many thanks, Steve!

# Good Paint/Bad Paint

So, you're ready to paint. You've chosen the color, but how do you choose the paint? Many of us would go for a cheap brand thinking, paint's paint. Like most everything you get what you pay for. Preparing to paint is a lot of work and you won't regret the time it takes if you use a good quality paint from the outset.

Paint is basically made of two components- pigment

which provides the color and binder which holds the particles of pigment together. A high quality paint will go on smoothly and will provide a durable, washable finish. A quality paint will have high hiding capability, it will be thick enough not to splatter easily and it won't yellow in a few months. So why do paint prices vary so much? Less expensive paints often have other materials such as clay added to them. The powdered clay adds body to

the paint, but little else. The expensive part of any paint is the pigment which is made from various minerals, very finely ground. By extending the paint with clay, a manufacturer can cut down on the amount of pigment put into your paint. The result is a paint that has trouble hiding anything even with multiple layers. This means more work for you. By cutting down on the amount of pigment the paint will often look uneven despite your best technique. Always buy the very best paint you can- as well as the tools to apply it. You won't regret your decision.

Benjamin Moore, Sherwin-Williams and Pratt & Lambert paints are some of the more expensive paints, but they are worth their cost. Some companies have recently added a selection of 200+ colors each in a 2 oz jar. You can take this little sample home, paint it directly on the wall and step back to admire your work. Is it REALLY the right color for that space? These small amounts of paint (about \$4) allow you to try colors without a large outlay of either money or time. White is nice and "safe", but color can really make your spirits soar. We all wear colors, so why shouldn't our walls? How about Florida Aqua or Bluebelle or Begonia? They are each as exciting and lovely as they sound! Choose something with a "WOW!" factor and just go for it! Happy painting!



## Message from the President

Work is progressing nicely on the Strategic Plan; we had an excellent work session on June 12 where we created the framework and we have since worked on refining it. In the process, we realized we also need a policy and procedure manual, so that project has begun. We will have the Strategic Plan ready to present to our members at the annual meeting and, at the same time, have a basic Policy and Procedure manual. It is my hope that the manual will continue as a "work in progress" as new procedures and policies are developed.

We have purchased three homes so far this year, one of which has sold and two remain in inventory. We have also identified a fourth house, which we hope to purchase before the end of September. The houses in inventory are at 466 Orlando Avenue and 124 E. South Hills Avenue - if you are in the neighborhoods, check them out. Also, we plan to have our annual picnic at the South Hills home on September 11<sup>th</sup>, so you have an opportunity to see what a great home this is. I hope to see everybody there.

Sally Lenker, President

## State College Community Land Trust

420 West College Ave.  
State College, PA 16801  
Phone/Fax: 867-0656  
Email: [scclt@lazerlink.com](mailto:scclt@lazerlink.com)  
[www.scclandtrust.org](http://www.scclandtrust.org)

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-Sue Hiester



*Current Homeowners:*  
**16**

*Houses getting ready for Sale:*  
**2**

## *South Hills Ave. House*

This house is conveniently located with a sizeable deck overlooking a large backyard. There are three bedrooms each with special touches in decorating and space utilization. The bathroom and kitchen have been nicely updated. New windows and carpeting throughout. \$91,000

## *Check it Out*

Thinking about remodeling your home? Lou Manfredini's new books can help get you started. Each book provides an overview of a section of your home and gives basic hints and tips on remodeling projects. They are geared to novice remodelers, so if you have been nervous about starting a big project, this is the place to start.

**Kitchen Smarts** focuses on kitchen remodeling. There are hints for each area of the kitchen – cabinets, plumbing, ventilation, lighting and appliances. The information can be used to tell contractors what to do or to “do it yourself”.

**Bath Smarts** is the guide to bathroom makeovers. Hints include humidity management, plumbing ideas, tiles and fixtures. One chapter gives suggestions for taming bathroom clutter, using some excellent storage choices. I've always wanted that laundry chute from bathroom to basement.

**Room Smarts** gives an overview of projects that could be applied to any room in the house. My favorite is the information about refinishing a wood floor. We have two kids, two cats and two dogs, so I suspect my own wood floor might benefit from this information.

**House Smarts** includes information about “everything you ever wanted to know about buying, maintaining, and living comfortable in your home”. The chapters start with information on how a house works, water, wiring, heating, floors, walls, basements and roofs. Then they begin to target individual rooms. The “sixty-minute inspection” checklist helps you make a list of what to tackle first. Remember you don't have to do it all at once!

All of the books are quick and easy to read or browse through. The last chapter includes additional resources. There are even grids at the end of each book to help with your room design. So, what are you waiting for? Head down to Schlow Library at our temporary address, 118 S. Fraser St., and check out one of these great new books by Lou Manfredini.

*-Pat Griffith*

*Bill's  
Corner*



Summer is nearing the end and we at the Knepp house are enjoying our garden. Harvest time is here and we are enjoying the “fruits” i.e., vegetables of our labor. We have been learning much about gardening. A web site that has proven helpful is: [www.urbanext.uiuc.edu/veggies/okra1.html](http://www.urbanext.uiuc.edu/veggies/okra1.html). This site will prove helpful next year when we plan our garden. At the downtown Farmers' Market, I spoke with some of the Amish farmers and learned that we can start planting as early as April and by Arts Festival time, we can be reaping a harvest.

A nice trick is to take a piece of paper towel and wet it, then wrap it around the seed and plant it. The moisture in the towel will keep the seed moist and soften it quicker. How about placing a piece of fish in the ground with this and having fertilizer to feed the plant (history note- Squanto taught the Pilgrims how to do this to reap a better crop)?

A very nice part of being in the Borough, is that you can go to many parks in town and get fresh compost that is made from all the grass clippings and leaves that the Borough collects from our curbs. I used it this year and it does a nice job at fertilizing your garden and flowerbeds.

It is a really nice feeling when you can take what you have grown and start giving it away. I know a retired lady to whom I have contributed my tomatoes, and the smile on her face was worth every bit of work. Now my family is eating of the work as well.

*Bill.*

# The Frugal Consumer

Are you tired of looking at your home and wishing it would be different? Is money the determining factor that seems to always be saying “no”? Here are some tips for sprucing up your home this summer! All you need is a little time, some patience, creativity, a little faith, and you will achieve a new look that won’t cost a fortune!

First, decide what needs to be purchased and about how much you are able to spend. Bargains are where you find them! There is always something on sale (as to exactly what is on sale depends on the season). You may have to wander around a bit till you find what you are looking for, but most big stores have a shelf or cart that is full of clearance items. These items are marked with a big sticker and are discounted 50% or more. For example: carpeting sections have remnants for sale. These are orders that were never picked up by the customer or they were the end of the roll of carpet. Sometimes by talking (or bartering) with an employee you can find a better deal, however, 50% is the lowest they can give most times. Every item is always returnable with your receipt, so if it doesn’t work out, return it!

Most paint stores have all of their “oops” paints on sale for around \$6.00 a gallon (which sure beats the average price of \$21.00 a gallon). They are delighted to open and show you the color if you are interested, so don’t be shy. The secret to buying “oops” paints is to have an open mind

because you never know what you will find!

Look for kitchen appliances on what they call “close out”. They are marked about 40%-50% off the original price.

These items have either been returned and fixed, are a late model or have been dented or scratched. All the appliances come with the warranty just like any other appliance on the floor so, if you get a lemon, you can return it for a full refund of your money. Look for them in the back of the appliance section. There is no rhyme or reason to the way they are displayed- just feel free to wander.

A nice way to get started on redecorating your home is to look through magazines. When something catches your eye, ask yourself “what is it about this room that I like?” Note whether it is the color of the room, the rug or the style. It is a good idea to have a notebook to jot down the things you like and to hold the pictures of the rooms that seem inviting to you. When you shop, take along your notebook. This will help you remember what you treasure in a room and keep you focused on what you came to buy. Purchasing items this way will give you a sense of accomplishment and will allow you to create a home that is unique like you. You will sit back and marvel at all of the great things you bought for very little money! Just keep in mind, it takes time, after all “Rome wasn’t built in a day” or so they say. Happy Shopping!

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STATE COLLEGE COMMUNITY LAND TRUST

420 West College Ave.  
State College, PA 16801  
Phone/Fax: 867-0656  
Email: [scclt@lazerlink.com](mailto:scclt@lazerlink.com)  
[www.scclandtrust.org](http://www.scclandtrust.org)

