

WELCOME HOME



September 2011 Vol. XI. No.3

SELLING THE HOUSE

BY BARBARA THWAITES

The Thwaites family moved to State College from the University of Rochester. When they first arrived, they lived in Graduate Student Housing for one year. Then, they moved to the Coach House on the Boal Estate. Barbara says that they were the first inhabitant's after they moved the horses out. Their next stop was "Marvin Gardens" at the corner of Westerly and Pugh Street.

At first, Barbara didn't drive so living so close to town – grocery, school, library, bank - was very important. They actually rented another duplex across the street from the home they sold to the Land Trust. While the Thwaites were on sabbatical in London, the family at 1113 Centre Lane wrote to say that they were moving back to Brooklyn. In 1968 Tom and Barbara purchased their home 'long distance' by way

of the mail for \$15,000. After their purchase and move, eventually the 'other side of the duplex' became available and they bought that for \$55,000. They rented it to Grad students and nonsmokers.

Tom, locally known as the "Father of the Mid-State Trail", retired after teaching Physics for 30 years at Penn State. He also wrote three books on hiking in Pennsylvania.

*Barbara indicated that friends took so much longer selling their homes and some are still carrying both that home and the one they are currently living in. The Thwaites were thrilled to be able to move on without all the fanfare usually associated with selling a home: cleaning, straightening up, painting, etc. – i.e. investing additional money in order to sell. We made the move very easy for them and they did not have to spend any additional money to put their home on the market. It was sold in a week and they were able to buy a unit at Foxdale that they had their eye on. The Land Trust made it so easy for them and subsequently affordable for a first-time homebuyer. They are very pleased that another family will enjoy Centre Lane as much as they **did and would definitely recommend the Land Trust to others.***

*Barbara has a **wonderful** sense of humor and continues to find the humor in the name Centre Lane or is it Center Lane. It all depends whether you are entering from Westerly Parkway or Atherton Street. >5*

State College Community Land Trust

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CONGRESSIONAL REPRESENTATIVES

The 2012 Budget will scrutinize every program including those that support affordable housing. In order for the State College Community Land Trust to continue to provide affordable housing for first-time homebuyers and to increase the number of owner-occupied homes in the Borough, we need federal support.

Please contact the officials who represent us and tell them to continue to support affordable housing programs and ask them not to make further cuts in HOME funding.

Senator Bob Casey (D)

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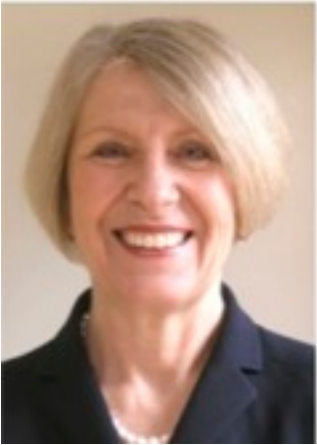
HOW DO I LEARN ABOUT THE STATE COLLEGE COMMUNITY LAND TRUST (SCCLT)?

We are now on Facebook. Learn about the application process, income qualifications, homes we currently have for sale, and our upcoming 15th Birthday celebration.

Please visit us on Facebook at State College Community Land Trust or on our website at

<http://www.scclandtrust.org/>

FROM THE PRESIDENT



Everybody's busy. Is that why time goes so fast? 2011 is more than half over. The State College Community Land Trust has had an ambitious agenda again this year. We rehabilitated two more homes; started a Facebook page; celebrated SCCLT's 15th birthday; met with local financial institutions to familiarize their leaders

with our program; and conducted a campaign to increase awareness of homeowner opportunities among local employers. These activities are in addition to those required to run our operation: securing funding; preparing audits; publishing newsletters; updating the website; interviewing and assisting prospective and current homeowners.

Everybody's busy. Is that why we often forget to say "thank you" to all those who make things happen at the SCCLT? I'd like to remedy that by using this column to say "thank you" to some of the many people who make big contributions to the SCCLT.

Ron Quinn, SCCLT Executive Director; Colleen Ritter, Program Coordinator; Ann Morris, Office Assistant, all perform full time even though they officially serve part time. Thanks to those three superb SCCLT staffers for ensuring that the SCCLT makes a positive difference in the SC Borough.

Our SCCLT Board is composed of community volunteers and SCCLT homeowners. All Board members work tirelessly to make homeownership in State College Borough. I am particularly proud of the SCCLT homeowners who voluntarily run for Board positions. Current SCCLT homeowner representatives, Josh Kolat, Bryon May, and Olivia Toms juggle their professional and personal lives to also include service to current and future SCCLT homeowners.

The elected representatives and Planning Staff of the State College Borough have always been advocates of the State College Community Land Trust. Carl Hess, Planning Director, and his staff are always there to counsel and support. Borough Council members Tom Daubert and Theresa Lafer serve on the Board and several SCCLT committees. The encouragement from

the Borough is particularly appreciated during these tough economic times. The SCCLT mission is very focused on increasing homeownership opportunities in the Borough. With so many other issues competing for attention and resources, the SCCLT feels fortunate that Borough leadership continues to value increasing home ownership in our community.

SCCLT volunteers get many of our jobs done. I have been so impressed with their level of service. Sue and John Hiester publish the SCCLT newsletter four times a year. Nina Fellin, one of the first SCCLT homebuyers over a decade ago, continues to actively volunteer in many capacities, including writing a regular column for the newsletter, as does Bryon May and Pat Griffith, Schlow Library Adult Services Head. Another homeowner, Jason Maas is our webmaster. Barb Seibel contributes her time and talents as secretary of our Board. Sally Lenker offers guidance regarding purchasing and lender practices. Getting newly acquired homes ready for purchase requires not only professional repairs but many volunteer hours. Jerry Wettstone refinished all the hardwood floors of one our homes!

We have institutional support, too. Nittany Bank has provided financial support and much needed talent. Our past treasurer Rich Barrickman and current treasurer, Steve Grim, are Nittany Bank officers. M&T Bank and Sovereign Bank are also recent contributors and First National and Jersey Shore State Bank join Nittany Bank in extending mortgages to our homeowners. And, finally, a thank you to our members. Many of you help scout out potential homes for us to purchase; advise as to potential contacts; and, provide financial support which is vital to fulfilling SCCLT's mission. Yes, these are busy times, but we appreciate all of you who are making homeownership a priority in State College Borough. Thank you.

Peg Hambrick

Save the Date!

**SCCLT Annual Meeting
Wednesday, November 2
7:00 PM**

**State College Municipal Building
Details to follow in next newsletter
and online.**

FOR SALE



466 Orlando Avenue SOLD

The earth literally moved when Israel O'Brien became a first time SCCLT homebuyer. A 3.3 earthquake struck as Israel signed his purchase papers at closing. All those present decided it was a sign of good fortune!



1113 Centre Lane - \$97,500

This two story brick duplex is located close to shopping and is within easy walking distance of Easterly Parkway Elementary School, downtown State College and Penn State University. It has three bedrooms, 1 bath, full basement (unfinished), gas/forced air heat. .10 acre 1104 sq. ft.



1015 Metz Ave. - \$115,000

This single story brick ranch house is close to public transportation, shopping and is within easy walking distance of Corl Street Elementary School. There is a one car garage, 3 bedrooms, 1 bath, full basement. FWA/Central Air and a flue/woodburner in the basement with gas on demand. 1232 sq. ft. up and 1232 sq. ft. unfinished basement.



Check it Out!

Is anyone out there reading ebooks? Do you have a Kindle or a nook or a Sony reader? If you do, you may be tired of buying all your books! Luckily for you, the libraries in Centre County have access to ebooks online. They won't be available for the Kindle until later this year, but most other devices are compatible now, including smart phones (like iPhones, Droids and Blackberrys), the iTouch and the iPad. These books can also be read on a PC or Apple computer.

Go to our website (schlowlibrary.org) and choose "Download audiobooks & ebooks" from the drop-down menu under Our Online Resources 24/7. Then you will be transferred to the online catalog of ebooks and audiobooks. There are browsing lists, as well as a search bar to look for specific titles. It is a single use model, so each title can only be checked out by one person at a time. You can place a reserve if the title is not available.

Why do people like reading the ebooks? They are accessible from anywhere and easy to carry from place to place. People especially like to take them on trips, where they just need one device loaded up with books rather than an extra bag to carry your reading materials. For anyone with a vision issue, the text can be enlarged and the background colors changed to make reading easier. They are easier to hold, especially if you are reading a very long book, like *The Outlander* by Diane Gabaldon.

There are tutorials online at our website and printed instructions at the library. If you have trouble getting started, don't hesitate to give us a call or stop by. Our reference staff has had a lot of experience helping with these devices. We have classes every month. The next ebook class will be on Wednesday, September 7 at 10 AM in the Musser Room. That one will focus on iPads, but I will be available for other questions afterwards.

If you prefer a live connection rather than virtual, don't miss our Autumn Author Series:

Sept 1 - David Pencek, *The Great Book of Penn State Sports Lists*

Sept 27 - John Connolly, *The Burning Soul*

October 13 - Paul McEuen, *Spiral*

These authors will be appearing in person to talk and sign books in the Downsborough Community Room at 7 PM. Books will be for sale.

Keep reading!

Pat Griffith

Head of Adult Services

Schlow Library

<1 It's over? We've sold the house!

First came the March of the Realtors—like the March of the Wooden Soldiers, but quieter, 15 in an hour or two. Each wearing a fixed smile—but what are they thinking! After trying to clean and straighten the house and keep it spotless (a week of being agonizingly neat) to look as if no one's ever lived (or eaten) there. No fish (no sacrifice for us) no garlic (not everyone wants to buy a pizza joint). All family pictures, even those of our darling grandchildren must go—the hoped-for buyer wants to imagine his family in the house. We packed away all the pictures except for those whose deletion would have revealed holes in the wall. We cleared out most of the tchotchkes, our trip souvenirs. Off came all the magazines and TV tapes from the bookcase tops. Out went our two worn sofas—the less-shabby to Centre Peace, the other to the parkway (where it disappeared the next day—the shabbiest sofa suffice for a beer party).

Starting that afternoon, the potential buyers, very polite—they saved any caustic comments until they reached the cars. One was an old grump but at least she snootered our place silently. Why did she bother to come? Well, the price was right, no more than a round the world trip by private jet for two.

Suspense. The days drifted by. We agonized: should we have hired a Stager, the latest gizmo in selling. A friend who followed a Stager's extensive—and expensive—advice (paint this room, junk that furniture and buy something new) sold her house in an hour. Should we have popped a frozen loaf of bread in the oven to bake for that homey smell? But after a week, came the Land Trust to the rescue! It's connected to the Boro in some way but it has to get a mortgage from the bank. The Land Trust buys inexpensive houses (I'd hate to call the cheap) to sell to families who are looking for them.

And, next day came the Land Trust again (to poke into more corners and closets). Then someone from the Boro to check for insidious killers like radon. Then an Appraiser—to compare the house's price with other duplexes on Center Land and Atherton.

Now we can relapse to our usual scruffy selves. But is it over? We have to throw out almost half of everything we own. We never realized how much clutter had been accumulating in 42 years of living in the same house, with an attic, basement and a shed (built by our son, Fred) for storing (and then forgetting) anything we couldn't make up our minds about. Selling our house is

not exactly like selling one of us but it's almost as bad. We're moving to a much smaller place—and it seems like everything must go. Can we cut away half our life to fit into a house half this size?

Little bits of life appear. Fred's seventh grade teapot. Every time he molded it, it broke in the kiln. He would try a thicker one. Finally one survived—so heavy I couldn't lift it empty with one hand. Mother suggested putting dried flowers in it; then it languished in the basement. Becky's wire beagle—head down (to sniff), tail up. Fred's glass blown vase, our kids' report cards; our report cards. Did we ever dare to show them to our kids? The fondue pot has gone to Centre Peace—no more yummy decadent cheesy or chocolaty glops—but when did we last use it? Too big for the two of us; too small for a party.

Beck's second grade "Brownies on a Hik"—a flock of inebriated Brownies! Fred's second grade essay on seeing a Penn State play with us with every word in the paragraph misspelled. That takes talent—of a certain kind. Fred's grade school drawings—everyone's shooting at everyone else, down from the sky, up from the ocean. Amazing that he turned out so law-abiding.

A garlic press, never used. Three food processors, all Christmas gifts, only one ever used. Eight cans of baby powder. What did we every buy them for? Every letter my Mother, Grandmother, Tom, our children and grandchildren ever wrote—no time to read them now—they'll come with us. Recipes, multitudinous files of them—20 pages of desserts for every one of the vegetables or salads. Optimistic files of exercises that I'm really going to do someday.

We begged Becky and her husband, Mitch, Fred and his wife, Laurie, to come and take anything and everything away. They did help us tremendously—we would never have survived the move without them. And they did take away a few things, but not nearly enough.

Ten boxes of books that I was always going to read someday to AAUW—I feel as if I'm giving away my friends. A couple of exotic outfits to the Boal Barn. Ordinarily clothes (too large, too small, or that needed ironing) to Woman's Club thrift shop. Furniture, camping, backpacking and snorkeling gear, glassware, dishes, a file cabinet, and odds and ends to Centre Peace. Volunteering at Centre Peace, I saw a young man buy an assortment of sewing equipment I had brought. Perhaps he can use the measure tape, pins,

and even some buttons, but what is he going to do with the sequins?

And now we've moved. Good-bye to our neighbors on the street that has been home for so long. We'll miss our neighbors, especially the Reynolds and their four little children next door. Our new apartment at Foxdale is sunny and sparkling, but it takes twice as long to cook anything or even get dressed because I'm never quite sure which pan or pair of pants is in which cupboard or closet or still in a box. About once a day, one of us mutters: "You mean we gave that away? How will we ever get along without it?" And we're still surrounded by boxes.

WANT TO GET INVOLVED?

If you'd like to be more involved in the SCCLT consider joining one of our four committees: Marketing and Outreach, Finance, Real Estate and Rehab or Fundraising. Committees can always use your enthusiasm, ideas and commitment to the SCCLT's mission. Read more about the focus of each committee, plus find meeting times, dates and places on our website at www.scclandtrust.org or contact Colleen Ritter or Ann Morris at our office (814-867-0656) and you'll be put in touch with a committee member.

Any organization is only as strong as those who choose to be involved in its operation. The State College Community Land Trust is no different. We welcome your interest!



Have you been wondering if I am growing my best garden ever? I am! I have a lusty crop of kales and cabbages, lots of tomatoes and hot peppers and a flourishing three sisters patch. The three sisters are corn, pole beans and squash planted in a hill or circle. The nitrogen from the beans nourishes the corn, the beans use the corn stalk as their climbing pole and sister squash covers the ground to discourage the weeds. In my small garden I can only grow a token amount of corn, but I have chosen a traditional flint corn from which I'm hoping to get one batch of polenta. My garden planning service has just reminded me to plant kales, lettuces, arugula and radishes for my fall crop. I'm hoping to extend them into winter by building some protection with a plastic covering.

Of course, I hope that my best garden ever will not be the best garden that I will ever have. Gardening is a "live and learn" proposition if there ever was one. Next year, I want to transplant my seedlings from their flats into larger pots sooner than I did this year. My garden planner tells me when to plant the seeds, but not when to move them. I put my stunted and misshapen plants into the garden where they eventually flourished, but next year, oh yes next year; they will be stronger from the start.

The other thing that I am trying to learn is when to harvest, and how to best prepare what I grow. I found out this year at a homeowner's meeting that Rhubarb Sorbet is almost universally enjoyed and I promised to put the recipe in this newsletter. One trick that I have learned is to peel fresh ginger right away and store it in the freezer. It's easy to grate the right amount of frozen ginger for your recipe with a small grater or microplane.

Rhubarb Ginger Sorbet

600 g (1lb 3½ oz.) rhubarb cut into 1-in pieces

Generous 1 cup extra-fine sugar

1¼ cups of water

1-in. gingerroot peeled and finely grated

Juice of one lemon

Combine all the ingredients in a saucepan and bring to a boil. Cover and simmer until the rhubarb is tender, about 5 minutes. Leave to cool slightly before transferring to a food processor. Process until the mixture is combined but still has texture. Churn in an ice cream maker until frozen.

Nina Fellin



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Return Service Requested

*Chamber of Business and Industry of Centre County (CBICC)
Centre County Council for Human Services
Centre County Housing and Land Trust
Housing Alliance of Pennsylvania
National Community Land Trust Network*

MEMBER!

SCCLT MEMBERSHIP/DONATION FORM

A monetary donation qualifies you as a member.

Enclosed is my Donation in the amount of
 \$10 \$25 \$50 \$100 \$250
 other _____

Yes, I would like to work on the following committee(s):
 Finance Marketing and Outreach
 Real Estate and Rehabilitation Fundraising

Name/Business or Organization

Address

City, State, Zip Code

Telephone (Day time and Evening)

Email address

Send to:
State College Community Land Trust
420 West College Ave.
State College, PA 16801

Do You Know What YOUR Donation to the SCCLT Will Allow Us To Do?

\$50 - will buy an integrated smoke detector OR it will defray the cost of pre and post budget counseling for first time homebuyers

\$100-will allow volunteers to paint two rooms with low VOC paint OR install an energy efficient window

\$250 – will allow us to upgrade a new appliance to an Energy Star appliance OR offset the cost of legal counseling for purchasing a borough home

\$500-will ensure one house will be lead-free OR provide for an emergency repair fund

\$1000-allows upgraded electrical service to meet code OR provide for a roof to be replaced

Thank you for your monetary support of safe, upgraded and affordable housing in the Borough of State College.

The official registration and financial information of the State College Community Land Trust, Inc. may be obtained from the Pennsylvania Department of State by calling toll-free, within Pennsylvania, 1-800-732-0999. Registration does not imply endorsement.