

STONEHURST PLANTATION Living

Your guide to the good life

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OCTOBER 2016 • VOLUME 11 • ISSUE 10



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The function of StoneHurst Plantation Living is to serve the entire StoneHurst Plantation development. Priority will be given to reporting news and activities of StoneHurst Plantation neighborhood, community organizations, and other news and events that directly affect the residents of StoneHurst Plantation. Second priority will be given to articles of general interest as space permits. Articles and photos must be received by the 4th Wednesday of the month prior to publication and sent to Editor, stonehurstplantationnewsletter@gmail.com. Due to space limitation, all articles are subject to editing.

Letters to the Editor must be signed, as well as brief and in good taste. Views expressed are those of the writer and do not express the viewpoint of the editorial staff, the StoneHurst Plantation Homeowners Association

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about this newsletter

StoneHurst Plantation Living Content Editor:
stonehurstplantationnewsletter@gmail.com

Living Program Manager: Joe DeSalvo
joe.desalvo@jacksonville.com (904) 359-4366

Advertising Sales: Karen Ritchie
karen.ritchie@jacksonville.com (904) 438-4530

Delivery Inquiries: Trish Webb (904) 438-3950
trish.webb@jacksonville.com

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Stories/Photography: Send your articles and/or high-resolution jpegs to Editor at stonehurstplantationnewsletter@gmail.com. Please do not use the "e-mail" function offered through photo software of web sites when sending photos.

November Deadlines: Content — Monday, October 10
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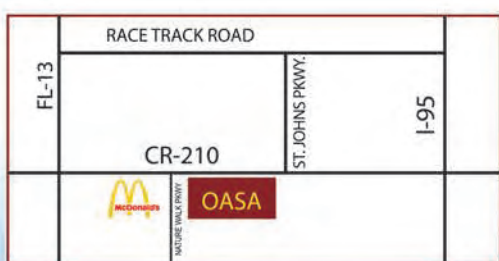
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Membership is open to anyone who lives or works in the following Florida counties: Saint Johns, Baker, Bradford, Broward, Clay, Columbia, Duval, Flagler, Franklin, Gadsden, Hillsborough, Jackson, Jefferson, Leon, Liberty, Madison, Miami-Dade, Nassau, Orange, Palm Beach, Pinellas, Seminole, Taylor, Union, Volusia, and Wakulla.

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Accidents happen and kids get sick — but when is it an **emergency**? At times like these, you may need to head to the ER:

-  A cut that won't stop bleeding
-  Your child took too much medicine
-  A bad hit to the head
-  Every breath is hard to take
-  Your infant up to 3 months old has a temperature of 100.4°F or higher
-  Your child between 3 months and 3 years old has a temperature of 102.2°F or higher
-  Really hurts for your child to move a stiff neck and has a fever

Where you take your child in an emergency matters. Wolfson Children's Hospital has specially trained staff in all of its children's ERs, with new locations opening in 2016.

For a full list of locations and helpful tips to know before taking your child to the ER, go to wolfsonchildrens.org/ER.





StoneHurst Plantation



HELPING HANDS

Helping Hands of St. Johns County will meet on October 28th at 10AM at Faith Community Church at 3450 County Rd. 210, St. Johns Fl. 32259. Our project this month will be Bags of Hope for local Breast Cancer patients in honor of Breast Cancer Month. These inspiration filled bags will be distributed to Hill Breast Cancer Center, and Flagler Hospital Oncology.

Helping Hands wishes to thank everyone that helped with the craft fair on September 17th to benefit Canine Companions for Independence. Helping Hands once again was able to donate all proceeds to this worthwhile organization. Several members in August went to Orlando for the graduation and placement of the last service dog sponsored by them, Adele. She graduated as a service dog and was given to her forever friend Kara Dingess, a student at FSU who has limited independence. Adele, will be able to pick up keys, help carry items and make this young woman's life a lot easier. Our deepest gratitude to Faith Community Church where the event was held, Canine Companions for Independence, crafters, vendors, food trucks, members, participants and buyers. Of course, the puppy kissing booth was the busiest place. We are awaiting our new dog America to be born. Canine Companions for Independence provides a service dog to those who are disabled, children and veterans as well as hospitals, Ronald McDonald Houses, and where a friendly, furry face can make a difference.

Helping Hands is now starting its tenth year as a community organization. It has helped countless people from all walks of life, charitable groups, military families and even animals. One of our proudest accomplishments has been the Fallen Hero's Military Tribute that honors the soldiers from Florida who perished in Iraq and Afghanistan. The group's goal was that this memorial would move throughout the county for our residents to honor our men and women who gave their life for our country. The Fallen Hero's Field of crosses has been at Faith Community Church, Church of Jesus Christ of Latter Day Saints, River of Life Church and in November will be Our Lady of Good Counsel in WGV.

What started as a group of a few women in 2007 wanting to make a difference in their community by doing a small project each month has blossomed into over 100 members who all want to make others' lives better. Helping Hands has no dues, officers or stress and relies solely on the donations of goods and services they receive. We have been fortunate to have wonderful community partners who have helped us achieve everything we have done. Thank you for giving us the opportunity to help make St. Johns County a better place to live. Membership is always open and contact jacqphil@aol.com for more information.

**Jackie Valyou,
823-8899**

Meet the Wursners

Our spotlight family for October is the Wurstner Family. Eric, Traci and their two children, Emerick and Isabella Rose have lived in Stonehurst since the beginning!

They also share their home with their sweet cat, Chablis. They are originally from Wisconsin but moved to Stonehurst from the Jacksonville area.

Eric is an accountant for Blue Cross Blue Shield of Florida and has been with them for five years. Prior to that, he worked for Citibank for 20 years in the accounting department. He loves the people he works with and likes how they are like a big family. In his free time, Eric enjoys shopping local art and bookstores. He loves keeping up with the latest art and informational books.

Traci is a 7th grade Civics teacher at LPA. She has been teaching there for nine years and has a total of 18 years of teaching under her belt! She loves going in each day and seeing the future being shaped and watching her students have those "ah ha" moments. She's very proud of her students and likes walking into the local businesses along CR210 and seeing them working and making successes of themselves as they work through high school. A difficult part of the job has involved the times when students have lost parents and grandparents. In her free time, Traci enjoys working out with friends and family. She loves kayaking, weight lifting, boating and cooking. She especially loves to bake when the weather gets cooler.

Their son Emerick is 15 years old and is a freshman at Nease. He is in the engineering academy and ROTC. He's also on the football team as an offensive left guard. Emerick is youth leader in his Christian classes. Isabella Rose is 11 years old and is in the 5th grade at LPA. She loves to listen to music and enjoys American Sign Language. She's also active in gymnastics and is enjoying learning to sew from Rachel Miller of Sew What? Isabella is in the youth program at their church and loves helping the younger children with their religious lessons. She loves to bake and craft too! Both Emerick and Isabella Rose have received the honor of "Leader of the Pack" at school which identifies that they have shown good character and leadership.



This family loves living in Stonehurst and loves all the new friends they've made here. To them, Stonehurst equals the true meaning of Community. They enjoy spending long weekends in Sarasota and enjoy the beach and fishing. You might find them at the Columbia House or J. Alexander's enjoying a nice evening out. They are blessed to be able to spend much of their summer in the Midwest, Wisconsin and Michigan but enjoy coming back to this beautiful community and city. "Most people save a lifetime to see our city and we live right here and get to enjoy the beaches, fishing and all the city has to offer every day! We feel we are 'living the dream'!"

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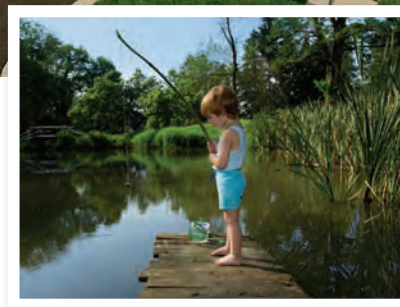
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Newcomers of North St. Johns Invites You to Our October Luncheon at Serenata

By Carol Boehler

Newcomers of North Saint Johns (NNSJ) invites any resident of the St. John's County area to our October luncheon on Tuesday, October 18, beginning at 11:00 am at Serenata Beach Club, 3175 S. Ponte Vedra Drive, Ponte Vedra Beach. Dr. Roberto E. Garcia, MD, FAC, the founder of Contoura Facial Plastic Surgery, will speak.

If you are interested in a registration form for this luncheon, NNSJ membership information, or information about other upcoming activities, contact Sue Aird at sjaird@comcast.net. NNSJ offers a wide variety of activities for you to get acquainted and have fun, including lunch groups, wine socials, golf, Mah Jongg, holiday parties, day trips, and cultural events.

The total cost for the October luncheon is \$25.00, including tax and tip. The luncheon will include one of two delightful choices: Grilled Atlantic Salmon served with Roasted Sweet Bell Pepper Mashed Potato, Sauteed Haricot Vert and Citrus Beurre Blanc OR Sauteed Chicken Piccata with Basil Pesto Potato Puree, Provencal Ratatouille, Lemon Caper Butter Sauce. Both dinners come with House Salad with Champagne Dressing, Rolls and Butter, and either Bourbon Pecan Pie or New York Cheesecake for dessert. Luncheon reservations must be received by October 12, no refunds. Please join us!

Directions to Serenata Beach Club: From I-95 take exit 318. Go east on FL-16 to end. Turn right onto FL-A1A, San Marco. Turn left onto FL-A1A, May Street to Vilano Beach. Turn left onto FL-A1A, Coastal Highway North to Serenata Beach Club on right (3.58 miles).



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From Haunted House to Inviting Home

How to Stop Scaring Away Potential Buyers



by Sabrina Sirotkin

Halloween is approaching, but if your home has looked "holiday ready" for months, then it's time for a change... especially if you're trying to sell. One of the most important factors that attract potential buyers is **curb appeal**: it's a direct representation of what individuals can expect to find inside the home. So if the outside of your home looks worn and torn, don't expect too many Private Tour requests. Thankfully, making the necessary adjustments can be fairly easy and inexpensive, so let's take a minute to decide how you can bring some extra value to your home, and turn heads (for the right reasons).

Clean Up

Now before you worry about anything else, spend a day power-washing EVERYTHING: the driveway, the sidewalk, the sides of your home, the garage door, and anything else that's built up dirt and mildew over the years. While you're at it, take some time to scrub your windows (inside and out) and remove any and all cobwebs. This step alone will make a world of difference, and any other improvements will be so much more noticeable against a clean slate.

Basic Repairs & Maintenance

Missing roof shingles, cracked asphalt, and rotted wood will not only deteriorate the look of your house, but may also negatively impact the value during appraisals. These issues are easier to handle when you're constantly mindful of upkeep, but good results are still attainable with patch jobs. And in accordance with the bigger problems, small changes like adding new house numbers, or replacing light bulbs will add up to big improvements.

Fresh Paint

This can become a big project if you find that your house's paint has extensive chipping or peeling, but you might also find that you only need a few touch-ups. Keep in mind that most homebuyers are attracted to neutral colors, but you can always get a little daring by painting your door, or trim and shutters a fun, bright color. Though this won't physically raise the value of your home, the plus is you'll present any curious eyes with a big welcome.

Yard Care

You don't have to have a green thumb to create a great first impression with a well-manicured lawn. Stick to the basics: pull unsightly weeds, mow your lawn regularly, and keep your grass green and vibrant with lawn food. And if you can spare to go an extra step: add a couple potted plants by the entrance steps, other colorful or leafy plants around the front of your home, and mulch to create a sense of warmth.

Keep it Going

Even if you're not looking to sell right now, a well-kept home exterior will always be a welcome treat for you and your guests. So whenever you notice your home is starting to resemble 'The Haunted Mansion', take care to make immediate changes; you can avoid having to spend more time and money, at once, on all the issues that would've otherwise accumulated.

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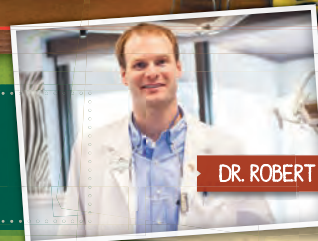
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By Pamela A. Hemmen, MBA, Broker Associate, Realtor, Resident of Stonehurst Plantation, Local Real Estate Expert.

The most common question amongst buyers and sellers always involves "Should I or should I not hire a real estate professional?" I like to answer this question with a question: "Would you go to court with or without a lawyer?" Yes there is going to be an expense, but you are paying for experience, knowledge, financial and legal contacts, as well as time and money saved. I hope this article will help to persuade you to hire a professional. As always, feel free to contact me with and questions or comments.

The 7 benefits of using a real estate agent to sell your home:

- 1- **List at the right price.** Zillow and other online sites are rarely correct for home estimates. A local Realtor will understand the market trends and can typically list the house at the correct price.
- 2- **Better home presentations.** With a rise in new construction, these model homes are professionally decorated with virtually unlimited budgets. This makes presenting your home more important than ever.
- 3- **More buyer exposure.** Most buyers are working with a real estate agent. These buyers will ONLY be looking at homes "listed" by an agent. Therefore, your home will get more showings and offers just by being listed. Agents will also advertise with flyers, postcards, open houses, etc...
- 4- **Higher offers from buyers.** An experienced real estate agent can dramatically impact the offers you receive from buyers. It is a proven fact that higher offers come in when you list with an agent. Your property will be seen by more people and all aspects of the process are handled in a professional manner.
- 5- **Negotiating inspection results.** Inspections can impact the sale of your home. Having a real estate agent gives you an expert in your corner as you handle this aspect of the sale.
- 6- **Speeds up time to close.** There is a lot of paperwork, including legal and financial, that transpires throughout the closing process. An agent handles this daily and they know ways to speed up the process and ensure the transaction runs smoothly.
- 7- **Home sells at top dollar.** Ultimately you can sell for more money and less time when you list with a licensed real estate agent.

If you were considering NOT using a Realtor to sell your home or to purchase a new one, I hope you have reconsidered that thought after reading this. Your home is your most valuable investment. Let a professional assist you in getting the MOST out of your investment as well as making the right choices.

A little about PAMELA HEMMEN, MBA, BROKER ASSOCIATE, Coldwell Banker Vanguard Realty. A resident of Stonehurst Plantation for over 10 years AND a Real Estate Agent for over 12 years. She works closely with buyers and sellers of homes, foreclosures, short sales, rentals, investment properties, and with builders. Recently, she has completed the requirements for her Broker License. To celebrate, she is offering reduced commission to Stonehurst Residents through the end of October. Please contact Pamela Hemmen if you would like a FREE Market Analysis and don't forget to "keep in the know" by following her FaceBook page: <https://www.facebook.com/BlueChairHomes>





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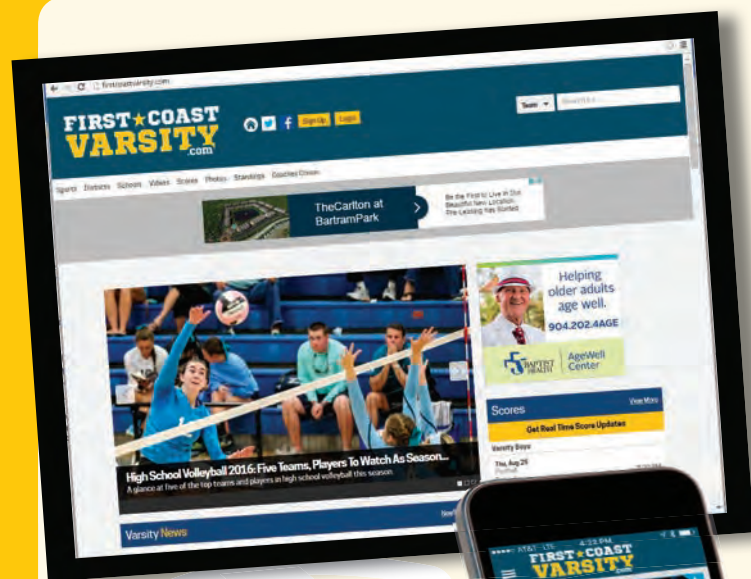


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