

Life on the Gulf

www.gulpharbors.com

DECEMBER 2023

Peace on Earth

*Happy Holidays
from
GHCA*



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What is a LSV converted golf cart?

Section 320.01(41), Florida Statutes, defines LSVs as "any fourwheeled vehicle whose top speed is greater than 20 miles per hour, but not greater than 25 miles per hour." LSVs must be registered, titled and insured with personal injury protection (PIP) and property damage liability (PDL) insurance. Any person operating an LSV must have a valid driver license in their immediate possession.

LSVs may be operated only on streets where the posted speed limit is 35 MPH or less and must be equipped with the following safety equipment: Headlamps, front and rear turn signals, stop lamps, tail lamps, reflex reflectors, red – one each side and one on the rear, exterior mirror on the driver side and an interior rear-view mirror or exterior mirror on the passenger side, parking brake, DOT compliant windshield, seat belt for each designated seat, and a vehicle identification number (VIN).



2023 Gulf Harbors

GHCA Co-Office Managers: Patti Goddard / Donna Wisniewski
OfficeManager@gulfhARBORS.com/727-848-0596

OFFICERS

President: Paris Tsirnikas
President@gulfhARBORS.com/917-577-0730
Vice President: Bill Longstreet
VicePresident@gulfhARBORS.com/804-677-3780
Secretary for the Board: Joan Thrailkill
Secretary@gulfhARBORS.com/813-951-0083
Treasurer: Larry Williams
Treasurer@gulfhARBORS.com/727-534-6772

DIRECTORS

Chairman of the Board: Sue Gorham
Chairman@gulfhARBORS.com
Hall Rental: Debbie Clark
Hall@gulfhARBORS.com/951-333-4396
IT/Data Security/Web Coordinator: Todd Cummings
Itsecurity@gulfhARBORS.com/727-741-1775
Maintenance: Craig Theisen
Maintenance@gulfhARBORS.com/804-641-4830
Membership: Juanita Kurkechian
Membership@gulfhARBORS.com/815-992-2156
Public Relations: Mitch Kobernick
PublicRelations@gulfhARBORS.com/727-389-0037
Ways & Means: Diane Alesci
Events@gulfhARBORS.com/631-379-8522

COMMITTEES

By Laws: Open *Bylaws@gulfhARBORS.com*
Deed Restrictions: Mitch Kobernick
DeedRestrictions@gulfhARBORS.com/727-389-0037
Fundraising: Diane Alesci *631-379-8522*
GHCA Voting: *Vote@gulfhARBORS.com*
Nominating Committee: *GHCA@gulfhARBORS.com*
Chair: Katy Geiger *727-514-7854*

Gulf Harbors Civic Association

727-848-0596

Office Email

GHCA@gulfhARBORS.com

Office Hours

**Monday – Friday
9:00am to 1:00pm**

Next General Meeting

Thursday, December 7, 2023 @ 7:30pm

Board of Directors Meeting

Meeting: December 4th @ 7:00 pm

****Monday before General Meeting****

Deed Restrictions Meetings

Every 2nd and 4th Tuesday @ 7:00pm

Pancake Breakfast

Hosted by the GHCA Breakfast Club

Every 3rd Sunday

8:00 to 11:30 am

Next Breakfast: Sunday, December 17th

GHCA CLUBS

Breakfast Club: Skip Geiger *727-505-6439*
Card Club: Judy Herring *704-661-4480*
Lucy Rudzinski *716-864-6130*
Crime Prevention: Wendy Longman *727-534-3482*
Laura Lally
Fishing Club: Open
Women's Club: Deb Johnson (VP) *571-216-5459*

Other Gulf Harbors Clubs

Calusa Cruise Club: Commodore Eric Anderson *860-662-4034*
Gulf Winds Sailing: Commodore Astrid Pallme *813-665-0875*
Social Club: Mike Rigas *412-670-0622*
GH Shag/Swing Dance: Doug Armstrong *ghshagswingclub@gmail.com*

OTHER

Librarian: Dana Freeman *954-802-5678*
Artist Coordinator: Gillian Graffy *gillian.graffy@yahoo.com*
GHCA Green Thumb: Vincent Pecorella
Sergeant at Arms: Michael Bender, Jr.
Sea Castle Mgt: Ameri-Tech *727-255-1260*
Gulf Harbors Villas Mgt: Community Mgt Svcs Inc *727-816-9900*

Gulf Harbors Beach Club

727-848-1598

*Please note that the Beach Club
is not*

affiliated with the Civic Association



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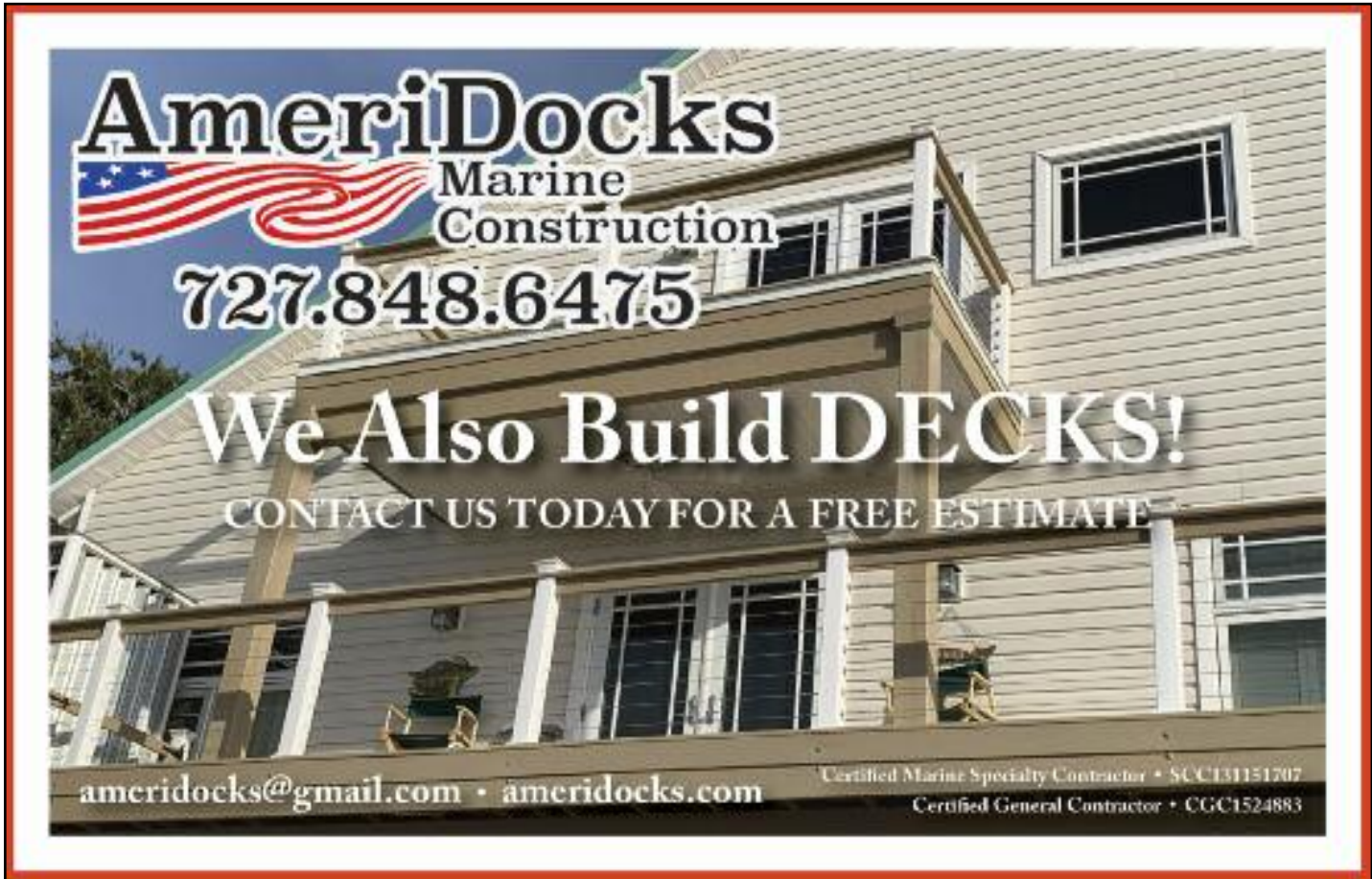


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Boat Ramp Rules

The two boat ramps in Gulf Harbors are owned by the Gulf Harbors Civic Association and maintained for the benefit of our membership.

The **North Channel Ramp**, off Bowline Bend, has a steep incline and is suitable for all size boats.

Recommended use at High Tide.

The South Channel Ramp near the intersection of Floramar Terrace and Topsail Trail can always be used, but it is **better suited for use at Mid to High Tide.**

To schedule a ramp opening, contact one of the following Official Key Holders. They are volunteers.

Please give them a minimum of 1 HOUR notice.

You can call, or text them for easier contact.

Official Key Holders:

Frank Bifulco - 727-597-0055

Scott Childress - 813-918-7688

Frank Dunne - 209-603-0667

Robert Kremer - 404-956-1876

PLEASE NOTE: The best time to launch boats from the South Channel boat ramp is between HALF and HIGH TIDE.

The following regulations apply to all ramp users:

1. Use is **Restricted to Daylight** hours only.
2. A current GHCA membership card must be presented to gain access along with boat registration in the cardholder's name and current driver's license. **Must be 21 years of age or older.**

NO EXCEPTIONS!!

3. Non-members will be charged \$100.00 (in advance) for each opening of the ramp.
4. **Do not use your engines to load or unload boats.**
5. Bring your own helpers. It is not the responsibility of the key holders to assist you in launching or retrieving your boat.
6. If you intend to use the boat ramp frequently, a key may be leased from the GHCA Office for your personal use. Keys are \$40.00 plus a \$10.00 security deposit (GHCA members only). Please inquire at the GHCA Office for the requirements to lease a key. **The leased key is only to be used by the authorized GHCA member.**
7. Ramp locks are changed January 5th of each year.
8. Please report any misuse of the boat ramps to the GHCA Office or the Boat Ramp Supervisor, Frank Rose at 401-447-0996.

Announcements

1. All canals are a NO WAKE ZONE!!! Slow down to protect the manatees, turtles, etc. and everyone's water crafts, seawalls and property!!
2. The boat ramp locks are changed the beginning of every January. The 2024 boat ramp keys will be available in the Office for lease mid-December.

Did You Know...

- ★ The GHCA Library has new artists showing their work. Come in to see and appreciate their artistry. To view after hours, the combination to the Library door is on your 2023 Membership Card.
- ★ GHCA Members may borrow chairs, tables, crutches, wheelchairs, knee scooters, etc. Call the Office to find out how to borrow these items and more.
- ★ The GHCA Office has a Lost & Found. If you think you left something behind, call us or come in to look. We will hold anything left for 30 days before donating the items to charity.

Life On The Gulf Publication

Editor: Gina Thomas

LOTGeditor@gulpharbors.com/727-542-1316

Submissions DEADLINE

Submissions for Life on the Gulf must be submitted **by the 6th day** of the current month to be eligible for publication in the next month's issue.

Please submit your articles via email to:
LOTGeditor@gulpharbors.com

Written articles can be in any text format.

Pictures may be submitted separately in
JPEG or PNG format.

Send Artwork or ideas for Cover Photos to
LOTGeditor@gulpharbors.com

NOTE: if you would like to submit a picture for the cover, it must be a minimum of 2MB or larger for print quality.

**For Advertising Information call
Design Graphics at 727-846-0367**

1ST ANNUAL

Harbors Holiday LIGHT CONTEST



VISIT LIGHTUPGULFHARBORS.COM FOR DETAILS



\$10000

Grand PRIZE!



WINNER WITH THE MOST VOTES VIA TEXT WILL WIN. TALLY STOPS 12/22/2023 AT 11:59PM & ANNOUNCED VIA SOCIAL MEDIA 12/23/2023. ALL RIGHTS RESERVED.



From the desk of the President

Dear Fellow Gulf Harbors Neighbors:

I can not believe that 2023 is drawing to an end. It's been quite a busy and productive year for GHCA. We had many wonderful nights spent with friends at our Music Festivals as well as our, Casino Night. Our Harbors Market has blossomed to 38 Vendors, all excited to come back again and again. We managed to update both the inner office and the Annex area to bring them up to a modern-day look. Perhaps next year we can concentrate on the Main Hall area.

At our last General Membership meeting the membership voted to invest funds to repair our old and ineffective seawall. It will be raised, and the bulges and cracks will be repaired. We will be reinforcing the tiebacks and installing a 2' cap along the entire seawall area, then the back area will be leveled ready for our use.

Judi Pobst and her team announced that they will be sponsoring and running the 1st Annual Christmas Light contest here in Gulf Harbors, first prize being \$1,000! Details can be found in the latter part of this publication. If you have any questions, please contact the Judi Pobst team @727-808-0808 or by emailing; nicole@judipobst.com. Contest starts Mid-November and runs through December 22.

Our very own, Michelle Keyser has been busy signing up fellow Gulf Harbors residents to participate in the GHCA South Channel Boat Parade, if you wish to participate, you may email her at mekeyser@gmail.com, or call her at 727-247-2876. She is truly a delightful person and has so much enthusiasm for this project, so reach out and participate.

It seems that we will not be holding elections this year as no two candidates applied for any one position. We have a new Secretary coming aboard, Ms. Lonnie Shoff and a new IT Director, Mr. Alex Marciano. Luckily for us, Mitch Kobernick has reupped for the Director of Public Relations. As of this writing we are still seeking a volunteer as Vice President and Director of Ways and Means (Events). Hopefully by the time this is published we will have filled those positions too!

Lastly, I need to take a moment to thank all the volunteers who helped out this year to make it a successful and fun year for all. A special THANK YOU, to the retiring members of your GHCA Board; Bill Longstreet, Joan Thrailkill, Todd Cummings and Diane Alesci. Each contributed in ways that might not be evident to you, but rest assured they all worked tirelessly to serve their community and to leave it better than how they found it. They all made a difference and deserve a huge THANK YOU from all.

Check our website at gulfharbors.com to learn about: Member info, Boat Ramps, By Laws, Deed Restrictions, GHCA, Financial and General Meeting Minutes, Hall Rental, The Library, The History of Gulf Harbors, Club Info, Events, Life on the Gulf Issues, Boating (Weather, Tide Chart, Wind Report, Fishing Info), and Contact Info.
RENEW YOUR MEMBERSHIP ONLINE. Email suggestions, items, or photos to contribute to GHCA@gulfharbors.com

Volunteer with SCORE

Become a Small Business Mentor!
 Volunteer with Pasco Hernando SCORE and share your business expertise with small businesses in our community. Join SCORE's Volunteer Force to be part of helping small businesses start, grow and thrive.

Pasco Hernando SCORE
score.org/pascohernando

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BINGO!

Join us for Bingo!
Everyone Welcome!!

7:00pm - Friday, Feb 4
Doors open at 6:00pm

" FRIENDS " FUN " PRIZES "

Hosted by
The Gulf Harbors Civic Association
Card and Game Club

4610 Floramar Terrace
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FOOD AVAILABLE FOR PURCHASE

DAUBERS \$1.50

**\$15 EACH PACK OF GAME CARDS
COVERALL IS EXTRA**




Calusa Cruise Club

Join us on the 2nd and 4th Thursday
7pm at the GHCA

October and November were busy months for the club. On October we had 22 people with lunch on the 2nd of the month. Most of our club members enjoyed themselves with us at lunch. On June 22 we had 30 people participate in a pub crawl in downtown New Port Richey. We finished October with our annual Halloween party hosted by one of our club members. November is an odd month as we are facing a record with our annual Thanksgiving dinner.

Pictures from our Annual Halloween Party
All boat owners are invited to join us!

Commodore
Eric Anderson





- For Office Use -

Street # _____
 Street _____
 Date _____
 Amount _____
 CA/CK # _____
 CC Fee _____
 New _____ Renew _____
 Given _____ Mid _____
 MBR # _____

Name:
Address:

GULF HARBORS MEMBERSHIP
 \$125.00 (Annual) Per Household Due **JANUARY 1st**

Additional Donation: \$25 \$50 \$100 Other _____

Please complete the form below and return with payment or you can apply/renew online at www.gulpharbors.com with a credit card (\$5 processing fee applies).

Your Gulf Harbors Civic Association Membership and Benefits Card will be mailed to you.

Checks are payable to GHCA. You can mail your payment to the Office, use the after-hours drop box or stop by the Office from 9 am to 1pm M-F to use your credit card (\$5 processing fee applies).

Gulf Harbors Address _____

Primary Resident(s) _____
 (please print)

Additional Household Member Names (over age 18 who live with you full-time)

Mailing Address (if different from Gulf Harbors Address)

Phone Number _____ Email Address _____

Check if you are interested in:

Mail-in Voting (requires pre-registration) _____ **OR** **Online Voting** (legible email needed) _____

Volunteer Opportunities (check all interests)

Office ___ Board ___ Water Cleanup ___ Maintenance ___ Landscaping ___
 Pancake Breakfast ___ Decorating ___ Painting ___ Events ___
 Life on the Gulf (LOTG) Newsletter ___ Deed Restrictions ___



**The GHCA Women's Club Annual Holiday Cookie Sale
Will Be Held During the Pancake Breakfast
On Sunday, December 17th, From 8-11:30 AM**

Everyone looks forward to the variety of homemade holiday cookies that the Gulf Harbors community households bake.



Donations of cookies are greatly appreciated.
We will be at the Civic Center on
Saturday, December 16th, from 9 am – 12 pm
to accept your cookie donations.



Everyone is welcome to come to the Pancake Breakfast on
Sunday, December 17th, from 8-11:30 AM
to pick out delicious homemade holiday cookies.

The cookie sale is sponsored by the
Gulf Harbors Civic Association Women's Club
which is made up of Gulf Harbors women that enjoy a variety of
activities and outings as well as doing community service together.
Join us the second and last Thursday of each month.

We appreciate your support in our endeavors.
See you in Cookie Land on Sunday, December 17th.

For more information please contact, Deb Johnson at
jdjohn123@aol.com or 571-216-5459.

Happy Holidays from the Women's Club!

Gulf Harbors Carolina Shag and Swing Dance Club

Gulf Harbors Civic Center

4610 Floramar Terrace • New Port Richey, Florida 34652



2nd Wednesday of every month

Next dance December 13, 2023

Instruction 600-700 PM

Open dance 700-1000 PM

Annual membership cost for Civic center members is 20.00 per person and 25.00 per person for non-members. For members of the Gulf Harbors Civic center to attend a single evening without dance club membership is 5.00 and non-Civic Center members is 7.00. Singles and couples are welcome. Members may attend any time throughout the evening. Dance style is not limited to Carolina Shag and Swing to participate.

Please follow us on Facebook "NPR Carolina & Swing @ GH Civic Center".

Contact Doug Armstrong at ghshagswingclub@gmail.com

for more information or call 727-422-8090.

We hope to see you on the dance floor! BYOB and join us for an evening of fun and fellowship.

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Merry Christmas & Happy Hanukkah From The Breakfast Club

Everyone Welcome!

Join Us or Take Out

All You Can Eat Pancake Breakfast
On Sunday, December 17th From 8-11:30 AM

Regular or Blueberry Pancakes

Scrambled Eggs, Sausage

Applesauce or Fruit Cup,

Orange Juice, Coffee and Tea

(Bring Your Own Champagne For Mimosas!)

Only \$5.00 (5 & under are free)



**The Women's Club will be holding a Holiday Cookie
Sale during the breakfast in the Annex Room.**



NORTH CHANNEL CHRISTMAS BOAT PARADE **Saturday, December 09, 2023**

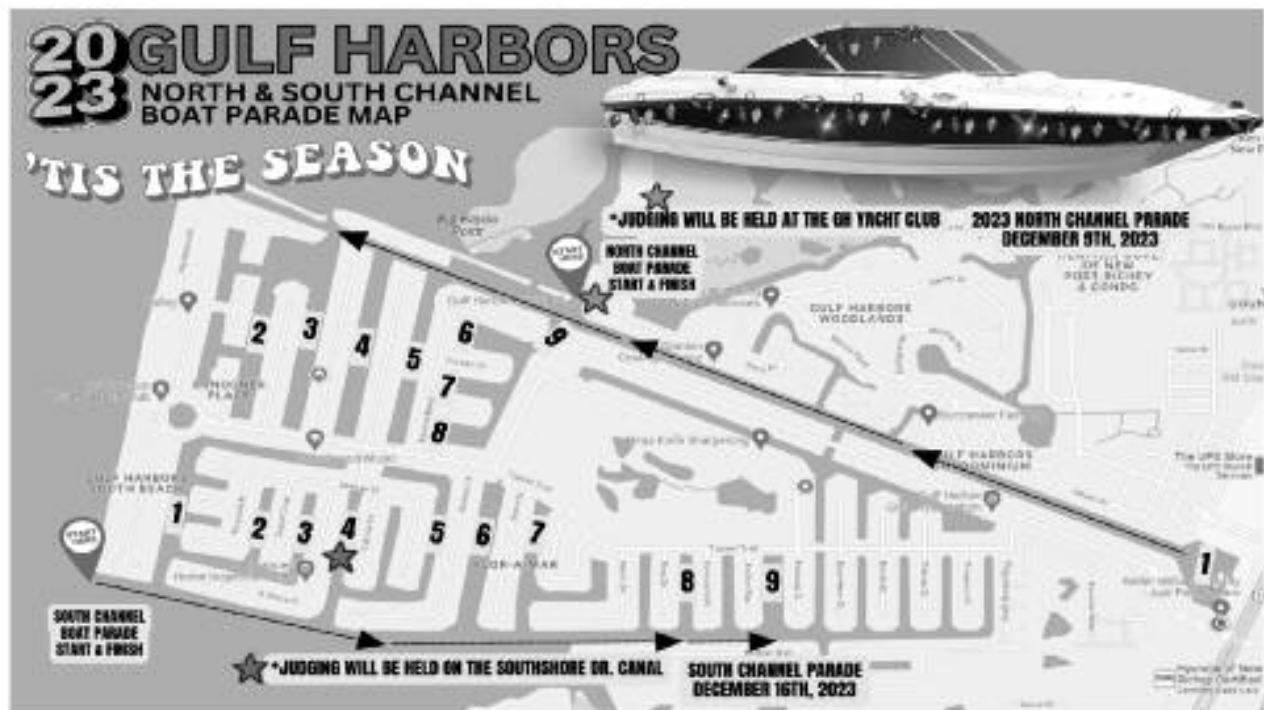
The North Channel Christmas Boat Parade will be held on Saturday, December 09, 2023. The decorated boats will depart from the dock area of the Gulf Harbors Yacht Club at 6 PM.

All skippers are requested to meet at the Yacht club at 4 PM on Saturday, December 9th for a special briefing concerning the parade. They will also receive their identification boat number which is needed to compete in the "Best Decorated" contest. The route in the North Channel will include the major channels and will be led by the Pasco County Marine Patrol.

A panel of judges will determine the three most "uniquely decorated" boats. There will be prizes awarded to the winning boats! We encourage boaters to decorate their boats and join us in this fun event.

All boaters who wish to join the parade event can sign up at the lounge of the Gulf Harbors Yacht Club or contact Fleet Captain Rich Cantwell directly at cantwell4388@yahoo.com or Cell [727-424-5111](tel:727-424-5111).

Following the parade, all participants, guests, friends and families are invited to join us back at the club. Food and cocktails will be available for purchase.



SOUTH CHANNEL CHRISTMAS BOAT PARADE **Saturday, December 16, 2023**

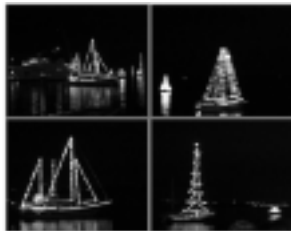
Is your boat the merriest of all?

The South Channel Christmas Boat Parade will be held on Saturday, December 16th, 2023. The decorated boats will depart from the entry of the South Channel near West Shore Dr. at approximately 6:00 PM or sunset.

A panel of judges will determine the winning decorated boats. We have the Best Prizes! First, second and third place prizes for the best decorated or most entertaining will be awarded. Why? *Because your holiday boat is the best in New Port Richey and we want to see it!* Boaters are encouraged to participate and help us kick off the holidays in grand style with our neighbors along the South Channel. It is always a great time for boaters and partiers alike!

All boaters who wish to join the parade event can sign up at the Gulf Harbors Civic Association weekdays between 9-1 or simply complete the Boat Parade Application in the newsletter or scan and email to Michelle Keyser at mekeyser@gmail.com or Gina Irwin at girwin22@tampabay.rr.com. Please call or text Michelle at [727-247-2876](tel:727-247-2876) or Gina at [727-278-9431](tel:727-278-9431) with any questions about the parade or boat decorating/lightening tips.

Let's make the 2023 Gulf Harbors Lighted Boat Parade the best ever! Thank you!



2023 Lighted Boat Parade Registration

Date: _____

Boat Owner: _____

Street Address: _____

City, State, Zip: _____

Phone: _____ email: _____

Name of Boat: _____ Boat Length: _____

Category: Power Sail Participation: South Channel North Channel

Captain's / Owner's Signature: _____

Boat Parade Release Agreement

Gulf Harbors Christmas Boat Parade
December 9th North Channel – GHYC
December 16th South Channel - GHCA

Hosted by the Gulf Harbors Civic Association (GHCA) and Gulf Harbors Yacht Club (GHYC)

In consideration of their sponsoring of the above referenced parade and its attendant activities:

I, on behalf of myself and all crew members of my vessel, jointly and individually, hereby release and forever discharge the Gulf Harbors Civic Association, Inc., the Gulf Harbors Fishing Club, Gulf Harbors Yacht Club, and all other sponsors participating in the event, their subsidiaries, affiliates, all of their officers, directors, agents, and employees (in the collective sense, the sponsors) from any and all liability, claims, demands, obligations, expenses, actions and any causes of actions whatsoever against the sponsors arising out of, or relating in any way to, any property damage, personal injury including death or any loss, damage or injury sustained by the undersigned and/or crew in the event.

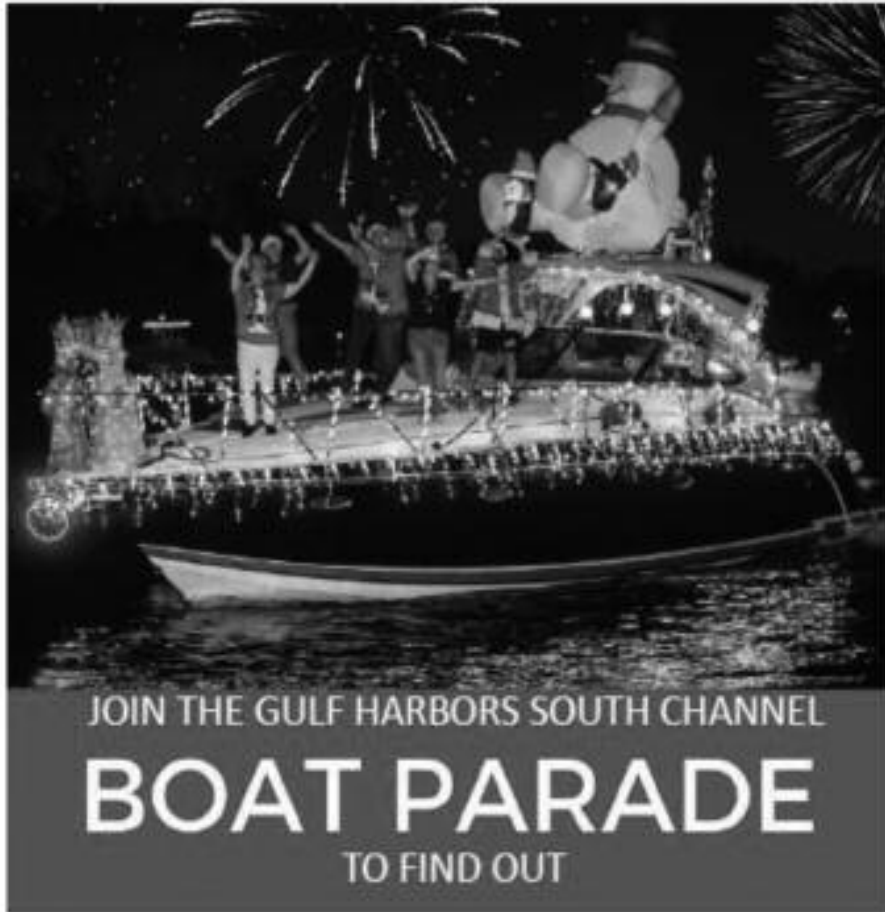
Date: _____

Print Boat Owner: _____

Captain / Owner Signature: _____

Please return signed Application and Release Agreement to the GHCA and/or GHYC Offices, or Parade Coordinators:
North Channel: GHYC 3926 Marine Parkway, Fleet Captain Rich Cantwell directly at cantwell4388@yahoo.com or Cell [727-424-5111](tel:727-424-5111).
South Channel: Michelle Keyser at mekeyser@gmail.com [727-247-2876](tel:727-247-2876) or Gina Irwin at girwin22@tampabay.rr.com. [727-278-9431](tel:727-278-9431)

Is Your Boat the Merriest of All?



When: Saturday December 16, 2023, starting at dusk (exact time TBD)

Where: Gulf Harbors South Channel

Why: Because your holiday boat is the best in New Port Richey, and we want to see it!

How: Email, Call, or text Michelle: mekeyser@gmail.com 727-247-2876

We have the best prizes out of all the parades this holiday season.

Reach out to Michelle to learn more.

GULF HARBORS SPECIAL EVENTS

GHCA CHILDREN'S CHRISTMAS PARTY GHCA CIVIC CENTER	SATURDAY, DECEMBER 2, 2023 11AM-1PM
GULF HARBORS BOAT PARADES	NORTH CHANNEL: SAT, DEC 9 SOUTH CHANNEL: SAT, DEC 16
GULF HARBORS GOLF CART PARADE BEGINS AT THE GHCA CIVIC CENTER	SUNDAY, DECEMBER 10 --- 6PM (ARRIVE AT 5:45 TO REGISTER)
GHCA WOMEN'S CLUB COOKIE SALE GHCA CIVIC CENTER	SUN, DECEMBER 17, 8AM-11:30AM (SAT, DEC 16, 9AM-12PM - COOKIE COLLECTION)
PANCAKE BREAKFAST GHCA CIVIC CENTER	SUNDAY, DECEMBER 17, 2023 8AM-11:30AM
GULF HARBORS ART GALLERY GHCA CIVIC CENTER LIBRARY	RESIDENT ARTISTS: PATTI GODDARD, MARIA WEED, DICK ROUSS, GILLIAN GRAFFY, SUZANNE MATTHEWS, ARLENE RICHARDSON

NEW PORT RICHEY AND NEARBY EVENTS

TASTY TUESDAYS ORGANIC MARKET NEW PORT RICHEY PUBLIC LIBRARY	EVERY TUESDAY --- 9AM-1PM 5939 MAIN STREET, NPR
LIGHT UP THE NIGHT: TREE LIGHTING SIMS PARK, NEW PORT RICHEY	DECEMBER 1, 2023 --- 6PM
ANNUAL NPR MAIN STREET 2023 COTEE RIVER CHRISTMAS BOAT PARADE	DECEMBER 2, 2023 --- 6PM BOATS START AT MILLER'S BAYOU
BACKYARD BAZAAR 5763 NEBRASKA AVE, DOWNTOWN NPR	A MONTHLY EVENING OUTDOOR MARKET DECEMBER 2, 2023 --- 6PM-10PM
THURSDAY MUSICALE CONCERT FIRST UNITED METHODIST CHURCH OF NPR	FREE CHRISTMAS CONCERTS: GHS JAZZ BAND ON DEC 6 --- 7PM KERI HAMRICK ON DEC 7 --- 2PM DONATIONS REQUESTED FOR SCHOLARSHIPS
CITY OF NEW PORT RICHEY HOLIDAY PARADE	DECEMBER 9, 2023 --- 6PM GULF HIGH SCHOOL
FREE PICS AT THE PARK SIMS PARK, NEW PORT RICHEY	DECEMBER 11, 2023 --- 4PM EVENT BY "SANTA IN PASCO"
WEEKI WACHEE BOAT PARADE STARTS AT MARY'S FISH CAMP	DECEMBER 16, 2023 --- 9PM ENDS AT THE KAYAK SHACK
ALL EVENTS LISTED ARE SUBJECT TO CHANGE. CHECK THE EVENT'S WEBSITE OR SOCIAL MEDIA PAGE FOR UP-TO-DATE INFORMATION	



Maple Pear and Pecan Bites

Perfect little bites for the Holidays!

Ingredients:

- 1 Freshly Baked French Baguette, sliced into 28, 3/4 inch slices
- Olive Oil Cooking Spray
- 1/2 cup Pecan Halves, chopped
- 1 (8-ounce) Cream Cheese Bar, softened
- 4 Tablespoons Salted Sweet Cream Butter
- 1/4 cup 100% Pure Maple Syrup
- 1/2 teaspoon f Pumpkin Pie Spice Seasoning Blend
- 1 1/2 cups (about five pear halves) Pear Halves In Light Syrup, diced

Directions:

1. Preheat oven to 400 degrees.
2. Place baguette slices on a cooking sheet. Spray both sides of the slices with cooking spray. Place in oven to toast for 4-5 minutes or until toasted and golden brown around the edges.
3. To toast nuts, place pecans in a skillet over medium heat. Stirring constantly, toast nuts in the pan until slightly browned and fragrant. Immediately remove from pan and place into a bowl until needed.
4. In a large skillet, melt butter over medium heat. Stir in syrup and pumpkin pie spice. Cook for 3 minutes until bubbly, and the mixture starts to foam. Stir in pears and continue to cook, stirring often for 4 minutes; remove from heat and cool slightly before assembling.
5. Spread one teaspoon of cream cheese on each toasted bread piece to assemble. Top with a small spoonful of pear mixture. Sprinkle with toasted pecans and serve! Makes 28 for more recipes like this go to www.offthehookontheplate.com



From the Desk of Public Relations

If you should get a letter from the Deed Restriction Committee notifying you about a violation of a county ordinance, don't get upset. Please know that this is a COURTESY letter, and is meant to inform you of a potential violation. It even states in the letter that if this represents a temporary situation, please let us know. It does not mean that county Code Compliance will be notified right away, but that could happen in 14 days if the issue is not resolved, or if we do not hear from you about when it will be resolved. Also please know that every citizen in Pasco has the right to file a complaint, and the county can issue citations on their own. So the courtesy letter is meant to inform you that Code Compliance might be visiting, whether or not the Deed Restriction Committee ever reaches out to let you know about a violation in the first place.

Code Compliance also has a special unit dedicated to looking for unpermitted work and unlicensed contractors. If you are doing any work on your home, it pays to check if a permit is needed, and then get one if required. One particular case that has affected some in Gulf Harbors relates to floating docks. Some dock repairs require permits and engineered drawings, and one instance of this is when a new floating dock is installed. It may be attractive to buy a used floating dock and just have it installed, but the county has been identifying those and requiring engineered drawings. Even if the dock was free, it may not be so free once you go through the process of engineering it.

And if you are making modifications to the outside of your home, and have obtained the required permits, please be aware that the plans still need to be submitted to the Architectural Committee to check for compliance with deed restrictions. The county permit even states that the homeowner is responsible for complying with any deed restrictions. You can submit plans directly to me at Publicrelations@gulpharbors.com.

Until next month,
Mitch Kobernick

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Gulf Harbors Resident

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- ★★★★★ Local Knowledge
- ★★★★★ Process Expertise
- ★★★★★ Responsiveness
- ★★★★★ Negotiation skills

Let me say I love our new home that Beth helped us pick out. We lived in Texas and we would fly back and forth to find our perfect home for over a year. We used two local Realtors before we met Beth and it was a total disaster. Once I met Beth, she listened to our needs, which made the process a lot quicker. No longer were we seeing homes below our standards, we were only being shown homes that she knew we would want to live in. The home that we purchased, the seller had listed the home over what the appraisal would be, and Beth told us that from the moment she showed it to us. Beth helped us negotiate the for a price that was much more aligned with what the home is valued for. If you want to find your next home and not waste time seeing homes that don't fit your needs, call BETH - Cheryl C.

★★★★★ Highly likely to recommend

- ★★★★★ Local Knowledge
- ★★★★★ Process Expertise
- ★★★★★ Responsiveness
- ★★★★★ Negotiation skills

I have been dealing with Beth for over 7 years. My wife and I bought our house through her. We found her to be extremely honest and very competent. Her knowledge of the market was very impressive. She worked hard to fulfill our needs when buying and renting. I wouldn't think of using anyone else. - John E.

★★★★★ Highly likely to recommend

- ★★★★★ Local Knowledge
- ★★★★★ Process Expertise
- ★★★★★ Responsiveness
- ★★★★★ Negotiation skills

Very professional gal... she sold my condo in 3 days...!! then, I needed to find property to purchase immediately (or rent) and she worked with me almost daily. There were some things I did not understand prior to closing, with money transfer etc. and she explained everything and the closings went well. wonderful to do business with, always a phone call answered, and follow-up - I would highly recommend Beth if you are selling or buying property, with her expertise, you will be very pleased.

★★★★★ Highly likely to recommend

- ★★★★★ Local Knowledge
- ★★★★★ Process Expertise
- ★★★★★ Responsiveness
- ★★★★★ Negotiation skills

Beth is awesome! She is professional, always available and made our home purchase in Gulf Harbors a pleasurable experience. She knows Gulf Harbors inside and out as she lives in the community. We highly recommend Beth!! - keoughlaw

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WOULD YOU LIKE TO PLAY CARD GAMES???

COME JOIN US AT THE CIVIC CENTER!!

*The GHCA Card Club Meets on
Mondays - 12PM • Tuesdays Men's Cards 5:30pm Women's Cards 6:00pm*



Bunco Is The Second Tuesday!!!



In October, members gathered for a very fun Halloween-themed night of dinner & Bunco! Come join us to get in on the FUN!!!

Bunco players always enjoy the monthly Bunco Night at 7 pm on the second Tuesday at the Gulf Harbors Civic Center.

Prizes are given out for the most wins, most buncos, most baby buncos, last bunco and most losses.

If you'd like to attend, bring your own three dice to roll, \$5 prize money and your own beverages. GHCA membership required.

OCTOBER'S BIG WINNERS!!

- *** Most Wins—DEBBIE TURNER-17!!
- *** Most Buncos—DEB JOHNSON-5 ***
- *** Most Baby Buncos—JEANI ROBINSON-14 ***
- *** Last Bunco—DONNA WISNIEWSKI ***
- *** Most Losses—PAT NELSON-18!! ***



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New Port Richey, FL - Dec 2023

Date		High				Low				☀️		🌙
		AM	ft	PM	ft	AM	ft	PM	ft	Rise	Set	Moon
1	Fri	1:59	3.3	4:02	2.5	10:08	-0.3	9:55	1.3	7:04	5:35	🌑
2	Sat	2:39	3.1	4:39	2.4	10:45	-0.1	10:40	1.3	7:04	5:35	🌑
3	Sun	3:25	2.9	5:18	2.4	11:24	0.1	11:31	1.3	7:05	5:35	🌑
4	Mon	4:19	2.6	6:02	2.4			12:07	0.4	7:06	5:35	🌑
5	Tue	5:25	2.4	6:54	2.4	12:34	1.2	1:00	0.7	7:07	5:35	🌒
6	Wed	6:55	2.2	7:48	2.5	1:53	1.1	2:03	0.9	7:07	5:35	🌒
7	Thu	8:34	2.1	8:36	2.6	3:12	0.8	3:07	1.0	7:08	5:36	🌒
8	Fri	9:53	2.2	9:18	2.8	4:17	0.5	4:04	1.1	7:09	5:36	🌒
9	Sat	10:57	2.4	9:56	3.0	5:11	0.1	4:55	1.2	7:09	5:36	🌓
10	Sun	11:51	2.5	10:34	3.2	5:58	-0.3	5:42	1.2	7:10	5:36	🌓
11	Mon	12:38P	2.6	11:11	3.3	6:42	-0.6	6:27	1.3	7:11	5:36	🌓
12	Tue	1:21P	2.6	11:50	3.5	7:23	-0.8	7:09	1.3	7:11	5:37	🌔
13	Wed			2:04	2.6	8:04	-1.0	7:50	1.3	7:12	5:37	🌔
14	Thu	12:30	3.5	2:47	2.6	8:46	-1.0	8:32	1.3	7:13	5:37	🌔
15	Fri	1:13	3.5	3:29	2.5	9:29	-1.0	9:16	1.2	7:13	5:38	🌔
16	Sat	2:00	3.5	4:10	2.4	10:14	-0.8	10:05	1.1	7:14	5:38	🌔
17	Sun	2:53	3.3	4:51	2.4	11:01	-0.5	11:00	1.0	7:15	5:38	🌔
18	Mon	3:53	3.0	5:33	2.4	11:49	-0.2			7:15	5:39	🌔
19	Tue	5:03	2.7	6:20	2.4	12:04	0.9	12:41	0.2	7:16	5:39	🌕
20	Wed	6:31	2.3	7:12	2.6	1:21	0.7	1:40	0.6	7:16	5:40	🌕
21	Thu	8:17	2.2	8:06	2.7	2:46	0.4	2:45	0.9	7:17	5:40	🌕
22	Fri	9:51	2.2	8:57	2.9	4:02	0.0	3:46	1.1	7:17	5:41	🌕
23	Sat	11:06	2.3	9:44	3.1	5:07	-0.4	4:43	1.2	7:18	5:41	🌕
24	Sun	12:02P	2.4	10:29	3.2	6:01	-0.7	5:35	1.3	7:18	5:42	🌕
25	Mon	12:46P	2.5	11:11	3.3	6:48	-0.9	6:22	1.2	7:19	5:42	🌕
26	Tue	1:23P	2.5	11:52	3.3	7:29	-1.0	7:05	1.2	7:19	5:43	🌕
27	Wed			1:58	2.5	8:06	-0.9	7:45	1.1	7:19	5:43	🌕
28	Thu	12:31	3.2	2:30	2.5	8:40	-0.8	8:23	1.0	7:20	5:44	🌕
29	Fri	1:09	3.2	3:01	2.4	9:13	-0.7	9:01	1.0	7:20	5:45	🌕
30	Sat	1:47	3.0	3:30	2.4	9:45	-0.5	9:40	0.9	7:20	5:45	🌕
31	Sun	2:27	2.9	3:59	2.4	10:16	-0.3	10:21	0.8	7:21	5:46	🌕



The Boater's Corner

By Captains Bruce and Wendy Longman

What to do if your boat sinks

Even if sunk you can still salvage your engine. Machinery left under water too long corrodes. Machinery submerged in salt water corrodes much faster than in fresh water (and is more vulnerable to electrolysis or galvanic action). Raise the boat as soon as you can but leave the machinery submerged until you or a mechanic is available to spend three or four hours tending to the equipment. Once the engine is exposed to air, corrosion accelerates tremendously.

Disconnect all batteries and shore power. Within minutes after raising and before anything dries off, hose down with fresh water. Remove the starter and alternator. They can be salvaged, and your actions now will reduce the time and expense to rebuild them. Flush them again with fresh water then place them in a warm, not hot oven, for an hour or two or dry out. Whether inboard, outboard, gas or diesel, the steps are pretty much the same.

With a gasoline engine, remove the distributor cap (if it has one) and dry out the inside. You may want to replace points, condenser and coil as you would if you were tuning the engine.

On a diesel engine, look for a drain plug on the bottom of the blower housing and remove it to allow any water to drain. If it is a turbo charged diesel, remove the turbo unit from the engine. It will have to be cleaned and checked out and reinstalled by a qualified shop.

Remove the spark plugs (or injectors in a diesel). Use a turkey baster to suction water from the cylinders. Remove the drain plug from the bottom of the oil pan and drain the contents in a container for proper disposal. In some boats the drain plug is not accessible and the oil-water mixture must be pumped out as in an oil change

Fill every space inside the engine with diesel fuel. Replace the drain plug and fill the crank case with the diesel. At the same time, pour diesel into the carburetor (if it has one) or air intake system until it flows out of each spark plug hole thereby displacing the water. Turn the engine over by hand using a wrench. Turn the engine over several times to distribute the diesel. Refill the cylinders and carburetor to overflowing.

Change the fluid or oil in the transmission or V-Drive. Check for water in the fuel line and tank by removing the filter and draining the line plus a pint or two from the tank. Continue draining until all water is removed. A few drops of water can stop a gasoline engine, but will do severe damage to a diesel.

Now you can drain the engine of diesel, reinstall the starter and alternator and add a proper amount of lube oil. Turn the engine over (using the starter) with the spark plugs removed to dispel diesel from the cylinders. Use short intermittent bursts from the starter.

Install the plugs and start the engine. Run the engine about a half an hour to get everything hot. The heat will dispel any remaining moisture.

A few more oil changes and lots of marine fogging spray come next, but a qualified marine mechanic should call the shots from here for a final inspection. In the end, you may have saved your engine and considerable expense and aggravation.

Don't forget, email your questions or comments to bruce@windsongcharters.com.

Happy Boating!

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2023 DECEMBER

SUN

MON

TUE

WED

THU

FRI

SAT

03 Coastal Life Church 9:30 am - 11:30 am	04 12:00 pm Cards 7:00 pm Board Meeting	05 10:00 am YOGA 5:30 pm Night Cards-Men 6:00 pm Night Cards-Women	06 RECYCLE DAY	07 HANUKKAH BEGINS 10:00 am YOGA 7:30 pm General Meeting HAPPY HANUKKAH!!!	08 6:00 pm GH Shag/Swing Dance Club	09 RENTAL EVENT North Channel Boat Parade
10 Coastal Life Church 9:30 am - 11:30 am Gulf Harbors Golf Cart Parade	11 12:00 pm Cards	12 10:00 am YOGA 5:30 pm Night Cards-Men 7:00 pm Bunco 7:00 pm Deeds	13 RECYCLE DAY 12:00 pm Book Club 7:00 pm Nominating Comite.	14 10:00 am YOGA 11:00 am Women's Club 7:00 pm Calusa Club	15 RENTAL EVENT	16 Cookie Sale Collection 9:00 am - 12:00 pm South Channel Boat Parade
17 PANCAKE BREAKFAST 8:00 am - 11:30 am Women's Club Cookie Sale 8:00 am - 11:30pm	18 12:00 pm Cards 7:00 pm Sailing Club	19 10:00 am YOGA 5:30 pm Night Cards-Men 6:00 pm Night Cards-Women	20 RECYCLE DAY	21 10:00 am YOGA	22 RENTAL EVENT	23
24 Coastal Life Church 9:30 am - 11:30 am	25 CHRISTMAS GHCA OFFICE CLOSED	26 10:00 am YOGA 5:30 pm Night Cards-Men 6:00 pm Night Cards-Women 7:00 pm Deeds	27 RECYCLE DAY	28 10:00 am YOGA 11:00 am Women's Club 7:00 pm Calusa Club	29	30 RENTAL EVENT
31 NEW YEAR'S EVE HAPPY NEW YEAR!!!						



Gulf Harbors Yacht Club News

Happy Thanksgiving from the GHYC!

The Holiday season is upon us and the GHYC is gearing up for our annual festivities, starting with the Lighting of the Christmas Tree on Nov. 25th, North Channel Lighted Boat Parade on December 9th, and of course our annual Dropping of the Anchor at our New Year's Eve celebration! Imagine getting in your finery and enjoying an off the charts NYE Celebration without having to leave the neighborhood! All good reasons to finally come check out the Gulf Harbors Yacht Club. Your soon-to-be new best friends are waiting to welcome you!

The Anchorettes Give Back this Holiday Season

For many years, the Gulf Harbors Yacht Club's Woman's Auxiliary, hosted a fantastic Children's Christmas Party for members families and their guests. Members dressed up as Santa's helpers, fed the kids pizza and treats, gave out gifts and provided entertainment by professional musicians/magicians and the like, and Santa would arrive in by boat with greet the kids with great fanfare. This was a cherished event that everyone looked forward to for many years. While, a charity was always invited (frequently Fostering Hope) to join in, the Anchorettes came to realize that the funds put forward to host such an event could be used a little differently so more children could experience the joy of a happy Christmas morning with gifts under the tree. This year, they voted to sponsor the children in Pasco Kid's First's program, whose "mission is to keep kids safe, strengthen families through empowerment and enhance our community by preventing child abuse and healing children from trauma." So instead of simply throwing a party, the Anchorettes decided to fill the wish lists of dozens of kids who may not have Christmas gifts otherwise. With grateful hearts and great compassion, it is a joy to know we made a small difference for others. The true spirit of Christmas!

Save the Date! Holiday Lighted Boat Parade is December 9th!

One of our favorite long-time traditions in Gulf Harbors are our Holiday Lighted Boat parades! The GHYC sponsors the parade on the North Channel and the Gulf Harbors Civic Association sponsors the South. The last couple of years,

the lighted Golf Cart parades are gaining in popularity and the number of boats participating in the holiday parages has diminished, much to the disappointment of the all people who live along the canals and love to host parties and celebrations to enjoy the parades! The North Channel Christmas Boat Parade is scheduled on Saturday, December 9th this year, the South Channel parade Date has not been set. Why not? We need boats! Who wants to commit to decorating your boat and thrilling our community with your festive contribution to the holiday spirit? It's fun and rewarding! Want more information? Contact Fleet Captain Rich Cantwell at cantwell4388@yahoo.com or Cell 727-424-5111 for this year's application or for more information! ** See the full article in this newsletter.

It was a Spook-tacular Halloween



Thank you to Tamara Taylor and all her volunteers for hosting the Captain Blackwood's Halloween Soiree; a night of moonlit magic, a monstrous feast and rhythms by DJ Craig that swept us off our feet! Guests arrive in spellbinding costumes, shared spooky tale, drank mystical potions, ate devilish delectable and danced the night away amidst the spooky decor.

The Club is open for Dinner on Tuesdays, Lunch and Dinner on Wednesdays, Dinner on Friday and Saturday nights. Doors open at 5:00 pm. Dinner starts at 6:00 pm. New menus every week! Come check us out; we are looking forward to meeting you! **For questions about how you can become a member, call Lynn Fernandez—407-259-1912 or Rear Commodore Brian Zamorski— 813-597-8769.**

The GHYC serves up a variety of themed events throughout the year from formal events to BBQs to fundraisers to boating outings. You'll make friends for a lifetime while having the time of your life!

There's always something good going on at the Yacht Club! For more information, visit our website at www.gulpharborsyc.com or find us on Facebook!

GHCA & GHBC

Children's Christmas Party

Saturday, December 2nd • 11am - 1pm at the GHCA

Please bring a small wrapped gift for your child with their name on it, from Santa

There will be snacks and SANTA!

Please RSVP at Gulfharbors.com and for questions call Diane Aleksi at 631-379-8522

**Entertainment provided by:
Mary-Ann's School of Dance & DJ Dusty**





Neighbors Helping Neighbors!

The Gulf Harbors Civic Association is happy to help you help your neighbors in need. If you are interested and would like to babysit, dog sit, be an adult helper, do yard work, etc., and you live in Gulf Harbors please send an email to LOTGHelper@gmail.com with your particulars!

Note: The GHCA is not responsible for references and is merely providing this list.

IMPORTANT PASCO COUNTY PHONE NUMBERS

CODE ENFORCEMENT
To Make A Complaint: **727-847-2411**

SHERIFF'S OFFICE (NON-EMERGENCY)
727-847-8102

ANIMAL CONTROL
727-834-3216

MARINE UNIT
727-847-5878 X 7725

PASCO COUNTY UTILITIES
727-847-8131

OTHER USEFUL NUMBERS

Wild Animal Control (FFWCC) **863-648-3200**

Livestock Concerns in West Pasco
727-847-5878

Florida Dept. of Agriculture (DACs)
800-435-7352

Florida Fish & Wildlife Conservation Commission (FWC)
888-404-3922

Duke Energy **800-700-8744**

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Toy Drive

Fellow GHCA resident's

We are sponsoring both a Toy drive this year.

Our Toy drive is for children ages 2-17, who would not otherwise get to enjoy Christmas time receiving a toy from Santa. We have already started collecting and the collection box is in the GHCA Library. Kindly bring in an unwrapped toy and deposit in Christmas wrapped barrel. The barrel will be picked up on December 15th, to allow time for sorting and delivery.

In these times of uncertainty, a toy can make a world of difference to a child.



We wish all our readers
HAPPY HOLIDAYS
and all the best for 2023!





You are welcome to join the Gulf Harbors Women's Club on the second and last Thursdays of each month.

What is the Gulf Harbors Women's Club? We are women of all ages that are members of the Gulf Harbors Civic Association who enjoy a variety of activities and social outings as well as doing community service together.

On Thursday, November 9th, we had an educational speaker on women's health issues, made holiday cards with Peggy Neelan and enjoyed lunch together. A big THANK YOU to all who made cookies and volunteered at our November Cookie Sale and to the ladies who helped roll the LOTG on November 30th.

On Sunday, December 17th we will be holding a Holiday Cookie Sale during Pancake Breakfast from 8-11:30 am in the Annex Room. On December 18th we will be enjoying a holiday light cruise on the Cotee River. We will be rolling the LOTG on the last Thursday, December 28th, at 11 am. Please join us!

For more information about the Women's Club, contact Deb Johnson at 571-216-5459 or jdjohn123@aol.com.

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Thank You

Hello Neighbors,

I wanted to take a moment to thank the community for allowing me to serve on the Gulf Harbors Civic Association Board these past 3 ½ years. It has certainly been a learning experience, to say the least. Being the Director of Ways and Means and the Chair of Events (fundraising) has given me the opportunity to meet and work with some really wonderful people, my team and I have raised over \$40,000 and have had a wonderful time doing so. This experience has taken me out of my comfort zone and thus has allowed me to bring some fabulous events to the community. I especially enjoyed doing our music events!!!

There is nothing like any community coming together as one to enjoy each other company. Getting to know our neighbors was the blessing of these 3 ½ years. We have so many talented and kind people in our community, this has made my job easier. If there was just one thing that I would like see happen, is that everyone just accepts one another. We are all different with different opinions and talents to share, it is important that we work together to make our community a more vibrant and better place to live.

I want to thank each one of our current Board Members for their hard work and dedication, especially our President, Paris. I have learned so much from each one of you. We have had a great Board and I have been able to count on them whenever needed. Nothing can happen without volunteers, and I have been blessed to have some of the best working with me. There are just too many to name individually you know who you are and thank you for your time and making our events so wonderful. Another and just as vital group is our Corporate Sponsors, without their generous time and donations we couldn't have the events that we have. Do you know that I have business sponsors call me and ask if I need a check for anything, our business sponsors ALWAYS step up to the plate and support our events thank you!!! In closing, a very special thank you to my husband David, for putting up with me and being one of my most valued volunteers!!

Being that no one has stepped up to take over this position, Paris and I have set the calendar for 2024. Our major fundraisers "Casino Night" is set for February 10th and our Country Music Fest with Crossfire Creek, on May 31st, please come out and support YOUR community!! Hope to see you all there. Again, thank you, and may God Bless each of you with good health and tons of smiles!!!

Diane Alesci

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Pasco County is asking pet owners to do their part by collecting their pet's waste and properly disposing of it.

When pet waste is left on the ground, stormwater runoff carries the bacteria and nutrients into waterways. This waste runoff contributes to algae blooms and unhealthy conditions for fish and wildlife. Polluted waters are also unsafe for swimming and recreation.

Keep Pasco County's waterways clean by disposing of your pet waste in the trash. Violations can result in a \$150 fine.

Call 727-834-3611 to request pet waste bags. Learn more about the Pasco County ordinance in place by visiting bit.ly/Pasco-Pet-Waste.



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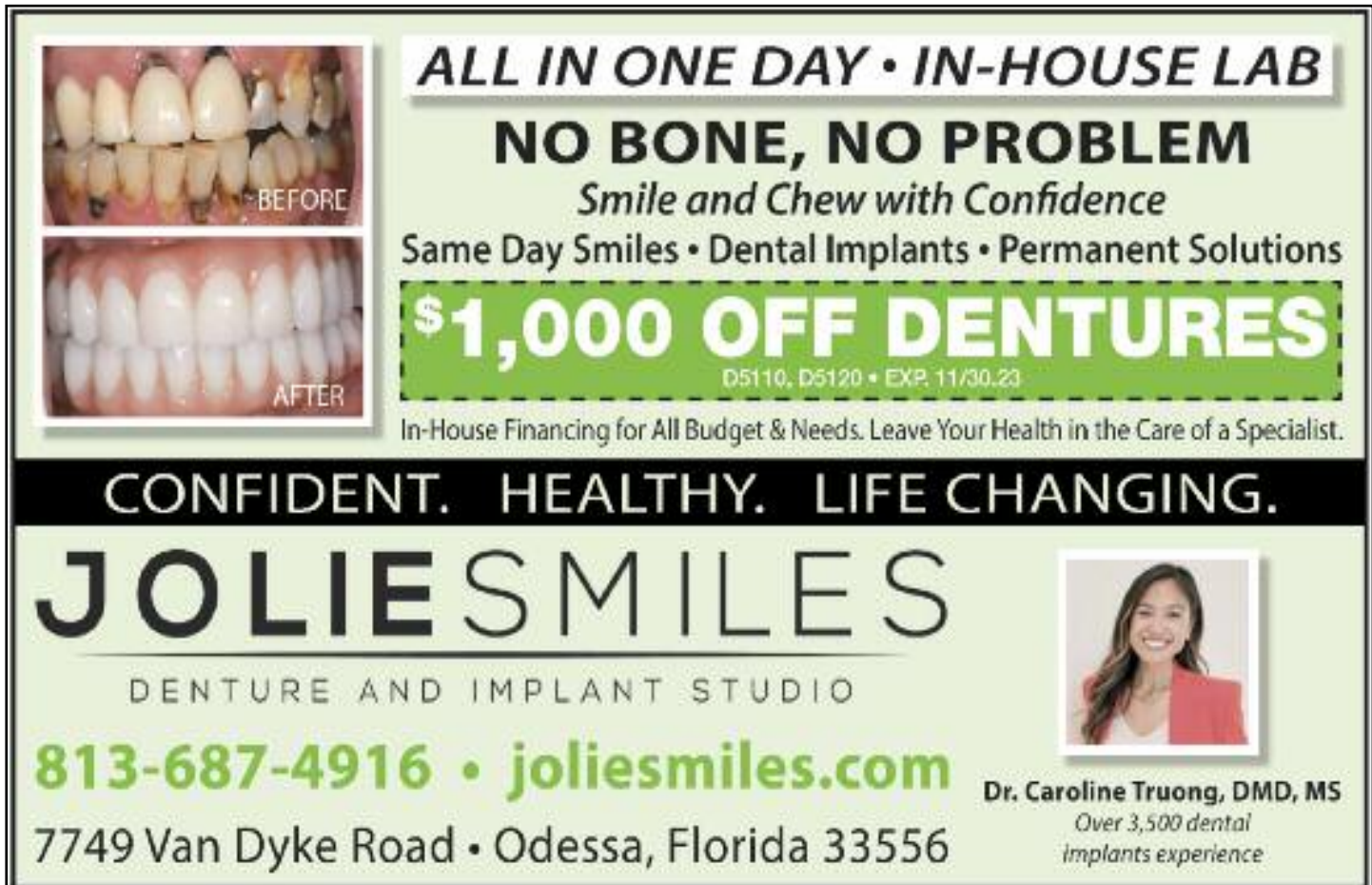
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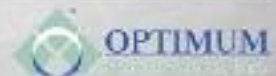
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At Home in Gulf Harbors

At Home in Gulf Harbors is a monthly newsletter delivered to all in the Gulf Harbors' homes once a month. Our goal is to provide useful and relevant information about homes, land & life in & around our community. If there is a topic you'd like to see featured or a question answered, please give us a call @ 727-808-0808 or email judi@judipobst.com

Greetings Gulf Harbors, are you ready for the Holidays? Ready or not, here they come! Thanksgiving is upon us and we have much to be grateful for in Gulf Harbors. We were once again spared the brunt of the worst of

the hurricane season and have safely sailed into the welcome, cooler weather of Fall, Yay! Sales remain consistent with last year's numbers in spite of the negativity in the national real estate news and the challenges we are facing with rising insurance costs, interest rates and gulf waters! This month we have a few more listings available for sale, up to 30 ACTIVE listings vs 25 last month. The days on market surprisingly decreased a bit in most categories, especially for the \$1,000,000 plus market, imagine that. That is because one house that was listed for \$1,400,000 sale went under contract in just 4 days and closed in late September above list for \$1,425,000 and another listed at \$1,695,000 sold for full price after being on the market just 14 days. That pulled the average days on market from 143 all the way down to 49! In fact, 5 of the 7 homes that sold over the \$1M mark went under contract in less than 2 weeks, one sale contracted after 73 days, and one took much longer at 212 days. This is interesting because it clearly reflects that when a house is priced right for its location and condition – it will sell quickly no matter what the price point. Overall, the average days on market crept up from 39 days at this time last year to 49 this year, which really isn't too bad given the current market conditions. The month's supply of inventory increased year over year from 2.6 months to 4.1 months – softer yes, but still a seller's market! Thank you for reading along. Wishing you and yours a very Happy Thanksgiving, and we will see you around the neighborhood!

Check out the statistics below for more "scoop" on what's happening in the Gulf Harbors/Floramar real estate market.

Gulf Harbors Total Market Overview

January 01, 2023 - November 02, 2023

Price Range ±\$1000	# Active Listings	# Homes w/ Contracts Pending	# Closings YTD	*Supply /Demand (Months' Supply of Inventory)	Sales Price Per Square Foot	Average Sold Price (Rounded)	List to Sales Price Ratio	Avg Days On Market Until Under Contract	# Closings in 2023	# Closings in 2024	# Closings in 2020
*0-99	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0
*100-199	0	0	0	0	N/A	N/A	N/A	N/A	0	1	13
200-299	0	0	4	0	\$220	\$277,000	100%	Avg-23 Median-17	2	8	25
300-399	1	1	13	<1	\$262	\$349,000	96%	Avg-14 Median-10	10	17	33
400-499	2	0	10	1.6	\$309	\$440,500	96%	Avg-30 Median-15	14	31	33
500-599	5	1	7	4.2	\$377	\$544,429	97%	Avg-67 Median-49	13	25	30
600-699	1	3	5	1.7	\$397	\$631,100	97%	Avg-86 Median-22	13	13	12
700-799	2	2	10	2	\$338	\$745,800	98%	Avg-59 Median-43	7	9	7
800-899	2	0	5	2.7	\$445	\$872,600	98%	Avg-41 Median-20	7	8	5
*900-999	2	0	3	6	\$500	\$953,000	97%	Avg-8 Median-6	5	6	3
1M - 1.5M	4	2	2	9.5	\$445	\$1,500,000	80%	Avg-134 Median-142	15	7	0
*2,000,000+	1	0	0	12	\$426	\$2,300,000	90%	Avg-221 Median-171	1	1	0
Total	25	5	87	3.3	\$343	\$601,000 (Average) \$551,000 (Median)	Avg. 97% Median 96%	Avg-51 Median-38	87	126	110
N/A: NO 2023 SALES DATA											
* 2023 Sales Used In Grids with no YTD 2023 sales											
*SUPPLY/DEMAND BASED ON LAST 12 MONTHS OF DATA											
Statistics are reported from the MLS or Multiple Listing Service and reported as from multiple listings											



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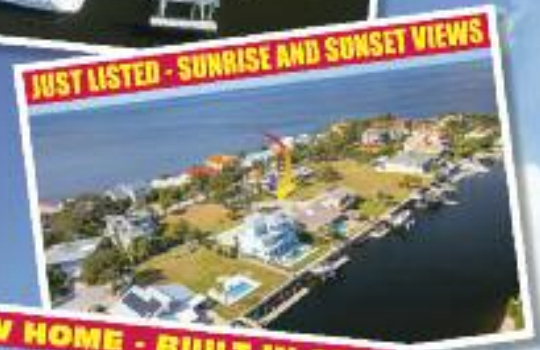
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