

Tollgate Fare

October 2000

Edited by Carl Zitzmann (117)

e-mail: czphoto@erols.com

Notice of Annual Meeting

The Tollgate Homeowners Association's annual meeting will be held on Sunday, November 12, 2000 from 5:00 pm to 7:00 pm at the home of Edna Frady (102).

The tentative agenda is as follows:

1. Election of the Board of Directors for 2001. The nominating committee is made up of Tom Smolinski (chair), Teena Rising, Lorraine Nasiatka and Carl Zitzmann. They will make their recommendation to the membership prior to the vote.
2. Approval of the Operating Budget for the year 2001.
3. Report of the Landscape Committee including recommendations by the Landscape Committee of the selection of the landscape company for the year 2001.
4. Report from the Architectural Control Committee.
5. Approval of ammendments to the Indenture of Covenants, Conditions and Restrictions; and the Tollgate Association By-Laws. Presentation by Edna Frady, Chair of the By-Laws Ad hoc Committee.
6. New Business presented by the membership attending.

The meeting will be followed by soft drinks and peanuts. Any questions or comments may be directed to Tony D'Ermes, President of the Association.



Tollgate Way Homes Have Sold Briskly

A recent survey of houses sold on Tollgate Way from November 1995 to August 2000 reveals that the average actual sales price was 97% of the asking price.

Total sales were \$4,774,700 compared to asking prices, in the aggregate, of \$4,912,600. The average sellig price of a home on Tollgate Way for the period of the survey was \$341,000 compared to the average asking price of \$350,900. The highest selling price was \$420,000 and the lowest was \$309,900.

Of homes with a garage the average asking price was \$413,000 and the average selling price was \$396,000. The average selling price, as a percent of the average asking price, was 95.8%.

The average selling price for all homes sold in the period was higher than the average selling price for those homes with garages.

This survey was conducted to provide homeowners on Tollgate Way with a periodic review of the value of their homes on the street. We will periodically present information to the homeowners to keep track of their investment on Tollgate Way.



Important Phone Numbers

Tony D'Ermes, President 703-536-2983
Joe Romer, Board 703-532-5074
Rich Kenney, Board 703-241-1304
Pat Towell, Board 703-534-3136
Terry Zawacki, Board 703-532-8787
Terry Parsons, Architectural 703-533-1066
Carl Zitzmann, Newsletter 703-534-3151

(The percent of the asking price for all homes sold in the period was higher than the % of homes with a garage.)