

# NORTHRIDGE

Issue Two

DJL Limited

July 1994

**OUR GOAL** is to keep our neighbors in **NORTHRIDGE (THE HAPPENING PLACE)** informed about what is happening to real estate in our neighborhood, things related to real estate around the world, plus some interesting things affecting our everyday living.

WE HAD A GREAT TURNOUT FOR OUR 1994 NORTHRIDGE PICNIC!! Do you know how many families live in NORTHRIDGE? How many lots are in the process of being developed right now? How many lots are still available to purchase for building on right now? How many homes are for sale in NORTHRIDGE? How many homes have sold this year in Northridge and what they sold for? We would be glad to give you this information. Please call anytime.

## BUILDING PERMITS

### Residential Permits

	1993	1992	1994
CITY			
Ames	140	164	78
Gilbert	6	0	?
Huxley	10	8	7
Nevada	13	14	19
Story County	44	46	21
Ames			
Duplex	5	3	2
Multi-family	17	17	6

## DID YOU KNOW?

In 1880, the population of Ames was 1153.

In 1887, fire destroyed most of the Ames business section.

In 1890, a Corporation of Ames and College men purchased a steam train and put it into service to carry passengers to the Iowa Agricultural College, it was called "The Dinky".

In 1891, Ames' population was 1600 people (exclusive of the students) and the business district was rebuilt after the fire.

In 1895, Ames' population grew to 1910.

**In 2000 what will it be???**

## NATIONAL REAL ESTATE UPDATE

It was reported in the July 4, 1994, Issue of the *Realtor News* that:

... resales of homes were up in May by 17.6 percent compared to a year ago, and the average price rose by 3.2 percent in the same period.

... if Congress approves higher loan limits {per requests by NAR} more homebuyers would be able to participate in the FHA single-family mortgage insurance program.

... baby boomers entering their golden years will have an enormous impact on the nation's housing industry, AND

... homebuilding will rise despite higher interest rates, as the housing demand continues to be propelled by the strengthening job markets across most of the nation, according to a report by U.S. Housing Markets, a Livonia, Mich.- based research publication produced by Lomas Mortgage USA of Dallas.

## GRAY BOOMERS

States that will have largest population of older residents as baby boomers move into their senior years.

	Residents Age 55+ in 2010 {in thousands}	Share of Adults
California	8,845	30.7%
Florida	6,030	45.1
Texas	4,969	30.9
New York	4,649	34.4
Pennsylvania	3,448	37.2
Ohio	2,991	35.1
Illinois	2,973	32.8
Michigan	2,406	33.9
North Carolina	2,216	35.7
New Jersey	2,204	35.2

Source: U.S. Housing Markets

According to a report entitled "**Housing Our Aging Population**," prominent characteristics of the current older population's living pattern are downsized households and the desire for low-maintenance properties.

With these characteristics identified, the report states that the demand for a particular housing type has the potential of being dramatically different from the present-day market.

## PEST ALERT

**Dennis Ferraro reports on Carpenter Ants:** There are two types of carpenter ants found in this area. The large black one is the most common. It is one-half inch to three - quarters of an inch in length.

All large black ants, however, are not carpenter ants. You may take specimens to your local extension service office for identification.

Most of the other carpenter ants found here are much smaller, and they may be red or red and black.

Carpenter ants do not eat wood but usually live in damaged wood or wood stressed by moisture. They will make holes in this wood to lay eggs and create colonies. They eat sweet or greasy food items and other insects.

During the winter, carpenter ants are often found in wall voids and hidden cavities in the house. Popular locations are in and around dishwashers, walls around shower stalls and windows that have condensation on them. Occasionally, some ants will be seen looking for food near where they are living. Sighting more than a dozen ants in a week in an area is a good indication that there is a nest nearby.

The best prevention is to assure that there are no areas with large amounts of moisture in wood. Surface spraying with insecticides does little but keep the ants hidden within the walls. Proper control is achieved by placing chemicals inside the wall voids or cavities.

Due to the moisture content and structure of the spaces in which the ants are living, a dust type of insecticide works best. There are several available for this purpose. The insecticidal dust applications should be restricted to the areas associated with ant problems. Entire structure treatments are usually unnecessary for proper damage control.

**If the problem continues, consult a professional pest control operator.**

This is the time to watch for **yellowjackets, hornets and paper wasps** that might be nesting in your landscape or on your house. Queens produced last summer are now establishing new nests "from scratch," old nests are not reused.

Nests are still very small (the queen and a few daughters, at most) and easily controlled. Use "wasp and hornet" aerosol sprays for aerial colonies of paper wasps and hornets or insecticide dust for ground or wall nesting species such as yellowjackets. -- Donald Lewis, Department of Entomology.

**Environmental Injury on Conifers.** Not all browning and loss of conifer needles is caused by infectious diseases. Environmental and site stress can also cause discoloration and death of needles.

The wet conditions of 1993 caused root injury to many plant species, including conifers. Roots in saturated soils are deprived of the oxygen they need to grow and function. As a result of poor root health, discoloration of needles or die-back of large branches may occur. Trees do not necessarily need to have been in standing water to sustain injury. We have observed injury on trees in areas that are fairly well drained but have poor internal drainage, such as high-clay soils. White pine and concolor fir have been the most common samples arriving in the Plant Disease Clinic that show this type of injury. Although bud break this spring is an encouraging sign, it is difficult to assess the potential for tree recovery at this time. We basically have to "wait and see".

--Report by Paul Flynn, Plant Pathology

**BE AWARE OF NEIGHBORHOOD & PARK  
TRAFFIC - NO CARS SHOULD BE ON THE  
WALKING PATHS AT ANY TIME AND  
NO VISITORS IN THE PARK AFTER 10:30 P.M.  
NOTIFY POLICE OF ANY VIOLATIONS**

**Your NORTHRIDGE Real Estate Specialists  
are pleased to provide this publication for  
your enjoyment and information. Your  
comments and questions are always  
welcome. Call any time.**

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