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Equal Housing
Opportunity



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Photo of Pikes Peak by: D. Martinek

About "transitions"

One of "Murphy's" laws says "where you stand depends upon where you sit." It means that a person's ideas or position on an issue, or a place, often depends largely upon those things that influence him/her most, such as political persuasion, education or ethnic, family or religious relationships and background. It's human nature, after all, to judge something new by those standards and values we are familiar with. The same is true, I think, regarding a move to a new location. Expectations are set based on living conditions already experienced.

Despite the economic times, people are still trying to move to Colorado, either because of retirement, a new job opportunity, to buy a second or vacation home or just a chance for a new start. When they come, they bring all their expectations and lifestyles with them. Some are looking for the "dream" property in the mountains – an idyllic alpine cabin surrounded by majestic pines mirrored by a lake framing a spectacular view of Pikes Peak. From their cabin window they imagine soft, cuddly bears relaxing in the shade and herds of deer and elk grazing in the meadows. We have those visions (sort of), but they rarely come together on the same property.

The reality of living in the mountains usually hits home during the first winter. A local 'Realtor' joke says that a California buyer is always good for two transactions: one, when they come to Ute Pass to buy a home; and two, when they sell that home after a year or two because they can't take the altitude, "winter weather, arid environment, etc."

There's truth in the joke, and it involves the lesson of unexpected consequences. Even those who don't move up to where I live at 9,000 feet of elevation (at the summit of Ute Pass), but instead settle in the metropolitan area of Colorado Springs (at 6,500 feet) find that life is different here. And, they find that those things they were accustomed to where they used to live are also viewed somewhat differently.

For example, there are probably more swimming pools on one block of "Anytown, Florida" than in the whole city of Colorado Springs. Water is a treasured resource in Colorado. Most large cities have miles of aqueducts running from reservoirs up in the mountains to supply a limited amount of water to their residents, at great expense. New housing developments and commercial expansion are measured against the need to plan for increased water usage. So when it comes to swimming pools, the weather and a more wise use of water makes that luxury a "real" luxury.

Altitude is a constant factor. Folks living on the coast, at or near sea level, where the humidity is 90 percent or more, will find this area an arid place at over a mile in altitude. At that height, the oxygen content in the air is only about 16 percent (versus 20% most everywhere else). Visitors with respiratory problems (like COPD), severe heart conditions and other ailments could be affected. For that matter, *everyone* can be affected. Healthy people will notice that they tire more easily, often get out of breath when climbing or exercising and need to drink more water to stay hydrated (due to the low humidity). But the good news is that for most folks, the longer they stay the more acclimated they become.

There is a money-saving aspect, though. At this elevation, the body processes alcohol more rapidly than at lower altitudes. So one Tom Collins in Woodland Park is like drinking two in Kansas City.

Finally, there is the weather. While we have over 300 sunny days a year, it could snow in any month. It was in the Rockies, after all, where the Colorado ski industry developed after World War II. Winter sports, those familiar white-capped peaks, fresh alpine streams and pine boughs covered with snow are our calling cards. A significant part of our tourist industry is largely based on the fact that we have more months of winter. It could snow from September to May. In fact, it could also snow anywhere along the Front Range during July and August, too. So those moving here from Kansas, the southern states, California or the Southwest (where most visitors originate) run smack into a climate that is alien to them. They are confronted with a lifestyle that includes four-wheeled drive vehicles, winter coats, boots and gloves for a significant part of the year. Moving to Colorado requires that people adjust their expectations. The one's that do are generally the ones that stay.

Of course, the purpose here is not to discourage your image of Colorado, but to prepare you for reality. As Teddy Roosevelt said, the beauty of Colorado "bankrupts the English language." The history, the embodiment of the "west," the Rocky Mountains and all the wintertime images painted above, are attributes that counteract the limited water, the altitude and the weather. These things are not negatives; *they are just the way things are in the mountains*. And summer and fall in the Rockies are also fantastic times – shorts and t-shirts, sunny days and mild temperatures, hiking, rafting and fishing, and green and colorful landscapes ripe with wildlife and wonder.

When people are willing to adapt and put all these things in perspective, they fall in love with Colorado. For me, the Rocky Mountains are the most interesting, beautiful, meaningful and peaceful place I have ever lived. I am constantly kicking myself for not having moved here sooner in life. Those who arrive prepared to make the proper transition to a mountain lifestyle will come to know exactly what I mean.

(for more information about Colorado and the Pikes Peak/Ute Pass region, goto www.davidmartinekcb.com)

See all the past issues of Pikes Peak Country at www.davidmartinekcb.com

Sample Buyers' Guide

Right - a sampling of properties offered by Coldwell Banker 1st Choice Realty.

Prices and status are current as of March 27, 2009

Physical home security

Physical home security are those measures taken to prevent or deter access to a home by "intruders." It can be as simple as a locked door or as elaborate as multiple layers of technology.

Some say that adequate home security depends upon the honesty of the burglar. In Teller County, where there are a high number of vacation/second homes with non-resident owners, physical home security is important .

Typically, the following elements are integrated into most common home security systems: a) obstacles or warnings to frustrate trivial intruders and delay the serious ones; b) alarms, lighting or surveillance sensors to make it likely that intruders will be noticed; and c) security response resources to repel, catch or frustrate intruders when entry is detected. The goal is to convince potential intruders that the cost of home invasion likely exceeds the value of making it.

There are at least four layers of physical security that are possible:

The initial layer deters treats, i.e., common items like fences, warning signs or lighting around the home. The next layer employs obstacles such as gates, doors and locks or electronic access control.

The third layer is detection, what most people would call an alarm system. Such systems employ a variety of technologies, including audio and electronic sensors, horns and sirens and automatic notification devices to signal a central monitoring agency. The Teller County Sheriff is pretty good at responding to burglar alarms

The last layer could be Video Surveillance. Like intrusion detection, these systems are not much of a deterrent, but they are useful for noticing intruders.

For peace of mind and to protect vacation homes and property, a good physical home security system is recommended.

If interested, please email or call at 1-800-905-3811, Ext. 1516.



\$149,900
192 Silbani, Divide

Like New! A well-maintained home w/ 3 BR/2BA on 0.7 acres. 1736 SF. Built in 2004, this Arabian Acres homes in minutes from Colorado Springs. A perfect vacation home or permanent residence. #559973



\$149,900
77 Malmsey, Divide

Unsurpassed view. This is a lovely home in Sherwood Forest. Cedar siding; aspen trim and wrap-around deck highlight a sparking interior w/ French doors. See the snow-capped Collegiate Peaks. #584264



\$120,000
1326 Golden Cycle Cr., CCV

A-Frame! A perfect weekender or vacation rental. Quaint and cozy, it sits on a 1 acre lot surrounded by Aspens. Well-maintained with a new wood stove and a spiral staircase to the upstairs sleeping loft. #480922



\$314,900 (Reduced!)
105 Pennsylvania Ave, Woodland Park

Lots of room! Live in a beautiful area, close to town w/ an awesome view of Pikes Peak. New hardwood floors. 3200 S.F. w/ 4 BR, 3 BA and 2-car garage on 2+ acres. This home is immediately available and ready to move-in. #547690



\$315,900
2227 Blue Mesa, Divide

Currently Leased. Beautiful custom home on 1.3 acres w/ awesome views of the lakes and mountains. 3 BR, 3 Bath, 2048 S.F. and 2-car garage. Light and bright on the interior. End of cul-de-sac; walk to fish. This home will be available again soon. #556968

(FEATURED PROPERTY) - \$325,000 - 420 Homestead Road - Private community of Woodrock!

Privacy and Tranquility! This stucco home has had only one owner. It features quality construction throughout w/ tile imported from Spain, Italy, Hungary and Mexico. Passive solar heat and an interesting floor plan make this home warm and cozy. Nestled in the gated community of Woodrock near Mueller State Park, five miles south of Divide, the view of the western Pikes Peak range is gorgeous, right outside a wall of windows. And, it's only 33 miles from Colorado Springs. 3 BR/ 2 BA/ 2 Garage; 2126 square feet. (Offered by Bernie Vayle) #425123



420 Homestead Road

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