

## Galvin's News and Views from Lake of the Ozarks

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A photograph of Galvin Humphries, a man in a grey suit and tie, sitting and smiling, holding a rolled-up document.

### News from around the Lake.....

#### In-Water Boat Show revs up for next weekend

The Lake of the Ozarks Marine Dealers Association is gearing up for their annual April In-Water Boat Show. This year's show will bring a few changes. First and foremost of which is the location. This year's boat show will be held at Dog Days Bar & Grill at the 19-mile marker, Friday through Sunday April 16-18.

Spectators at the April In-Water Boat Show will find every type of watercraft on display from personal watercrafts, cruisers, runabouts, performance boats, ski boats and luxury yachts. In addition to new watercraft, this year's show will also include brokered watercraft from many of the Lake area marine dealers.

Mike Atkinson, executive director of the Marine Dealers Association said, "We are thrilled about the opportunities that the location of Dog Days allows this show. It's much more visible to the general public than other locations, *Continued on page 2*

## **In-Water Boat Show revs up for next weekend** Continued from page 1.

and the partnership has already proven to be very valuable. We are anticipating a very large show.”

Because of the new location and the inclusion of more boats, the hours of the show have actually been expanded substantially. Hours of the show this year are Friday, April 16 from 1-9 p.m., Saturday, April 17 from 10 a.m.-9 p.m., and Sunday, April 18 from 10 a.m.-4 p.m. Admission is \$5 per adult. Children 11 and under are free.

Additional boat and car parking is being provided at The Topsider which is just across the cove from Dog Days. They will be running shuttles back and forth to and from the show on regular intervals by land and water.

For more information regarding the April In-Water Boat Show visit [www.lomdaboats.com](http://www.lomdaboats.com). Apr 09, 2010 *Lakenewsonline*.

## **Shoreline Management Plan sits at FERC; 2 years and holding**

Two years after the document was turned over to the Federal Energy Regulatory Commission, AmerenUE is still waiting for final approval on the Shoreline Management Plan. The delay, according to FERC, is due to the flood of public comments posted last summer after the agency posted its preliminary Environmental Assessment.

FERC spokeswoman Celeste Miller said the agency hopes to issue a final EA soon. The process has taken longer than FERC expected due to the time it has taken to go through all of the comments. Until FERC signs off on the SMP, AmerenUE can't issue new permits for decks, patios or gazebos. No dredging requests are being considered and docks with 10 or more slips are still having to go through FERC for approval. Waiting for the final EA has meant full implementation of the SMP has been tentative at best, according to Jeff Green who manages AmerenUE's shoreline programs. Green said AmerenUE has not been given a timeline on when FERC expects to issue the final report but they have been told it will be soon.

### **What is the SMP?**

The SMP is a comprehensive plan that addresses environmental, recreational, cultural and historic issues that impact the lake and downstream on the Osage River. The plan increases the burden on developers and landowners to take more responsibility for preserving the lake's environmental balance. The SMP gives AmerenUE a more structured approach to managing and protecting the lake while meeting the utility company's needs for hydroelectric power. Managing the lake and developing the best stewardship practices are the focus of the SMP. AmerenUE will be responsible for enforcement of the rules and regulations.

### **Why is it required?**

AmerenUE is licensed by FERC as the owner/operator of the Osage Power Plant and Bagnell Dam. AmerenUE is required to have the plan as part of its federal license issued by FERC for operation of the Osage Hydroelectric Project and Bagnell Dam. Under the license, AmerenUE is charged with the responsibility of developing a long-range plan that addresses environmental, recreational, cultural and historic issues that impact Lake of the Ozarks and downstream on the Osage River.

### **The history**

The development of the SMP began in 2001. After five years of development and collaboration with state and federal agencies, AmerenUE presented the first final draft to the public. After drawing fire from landowners who said the document was too restrictive in some areas, the plan was withdrawn and went back to AmerenUE to be revised.

Throughout 2006 and 2007, AmerenUE worked with the various agencies and a consultant to draft the second plan. In late 2007 AmerenUE took public comment on the plan. In March 2008 after making adjustments, the plan was submitted to FERC for approval.

In June of 2009, after more than a year under review and an environmental assessment study, the FERC posted AmerenUE's SMP for Lake of the Ozarks for public comment. FERC agreed with the plans to protect resource areas and limit the length of docks slips, but there was significant differences when it comes to docks, seawalls and patios that come to or extend over the shoreline. FERC recommended a ban on the construction of those types of projects.

AmerenUE petitioned FERC to consider a less restrictive policy. Apr 09, 2010. *Joyce Miller Lake Sun Leader*.

## Home Help: Instant improvements for foreclosed homes

### **Home Improvements: Fast fixes for foreclosed homes**

The high volume of foreclosed homes on the market is allowing some astute buyers to turn eyesores into eye-catching properties with only minimal investment. While not every property can be fixed up affordably, there are some common projects that dramatically improve a foreclosed home's appeal and value.

"Many people are finding huge opportunities in fixing up foreclosures," says Tom Sullivan, founder of Lumber Liquidators, a specialty retailer of hardwood flooring. "Most of these houses can be completely transformed with just a few improvements. Often, the fixes are easy enough to be do-it-yourself projects."

Here are some popular cost-effective options for breathing new life into a home in need.

**1. Add new countertops:** The kitchen is one of the most important rooms in any home, since it's a space where people spend a lot of time - from cooking dinner to entertaining friends. One of the most dramatic changes that can be made to a kitchen is adding new countertops. It alters the appearance of the space by changing the color scheme, depth and texture of the whole room.

Countertops range in price depending on room size, type of material and mode of installation. In an average kitchen, a new laminate countertop starts at around \$1,000, with granite or quartz ranging from \$3,000 to \$6,000. Butcher-block countertops are another attractive yet cost-effective option, with some models starting around \$300.

**2. Replace the bathtub:** Foreclosed houses frequently come with water stains left by standing water in sinks, toilets and bathtubs. Updating a bathroom by installing a new bathtub not only removes the problem, but, because the tub is a core item, it creates a more pleasant feeling in the room. Bathtubs are available in many different styles and sizes, so there is likely to be one that suits any taste, from traditional to contemporary. Bathtubs start at around \$300, depending on the size and style.

**3. Trade carpeting for wood flooring:** Foreclosed houses are frequently abandoned with soiled carpet that continues to gather buildup over time. Mold is also common in homes that have been left bare for extended periods. To get rid of hidden odors, allergens, irritants and mold, replace carpet with wood, particularly in high-traffic areas such as living rooms and great rooms. In addition to reviving these common areas, swapping carpet for wood adds style and creates a more spacious feel.

The choice of wood can also make a big difference. Light wood colors can make a room appear larger, medium-toned woods can make a room appear more traditional, and dark flooring can make a room appear warmer. For a budget-friendly option, check out laminate flooring, which can start at less than \$1 per square foot. Plus, it's easy enough to be a do-it-yourself project. -- *ARA*

### **Decorating Tip: Wallpaper that fits your decor**

Selecting wallpaper can seem like a daunting task, but it needn't be if you keep a few general rules in mind. Here's a guide to wallpaper styles and how they affect a room:

- Dark colors: Make large rooms seem smaller; offers a cool, relaxed feel.
- Floral or repeated patterns: Hide bumps, nicks and other imperfections; can be used to highlight smaller areas.
- Large patterns: Create a cozy, intimate environment; makes larger rooms feel less intimidating.
- Light colors: Makes rooms look bigger; accents hanging art, sculptures and more; ceates a sense of warmth.
- Stripes: Vertical stripes make walls and ceilings look higher; horizontal stripes elongate narrow rooms; good for areas with low ceilings or in tight spaces. -- *www.homedepot.com*

### **Home-Selling Tip: Find the right real estate agent**

Interviewing prospective real estate agents will help you determine if an agent is right for you. Pay attention to his or her listening skills. You want your agent to listen carefully to your needs throughout the process.

### **Did You Know ...**

A Consumer Reports survey found gas grills are the most common type of grill: 7 out of 10 people in the poll own one. Apr 07, 2010.  
*Gatehouse News Service*

## Safe boater ID card to driver's license?

A bill up for discussion in the Missouri House of Representatives would clean up some of the legal language of Missouri water safety laws. House bill 1744 contains three different boating and water recreation provisions.

State Rep. David Day (R-Dixon) sponsors legislation that will clarify a law to allow boating safety endorsements to appear on state driver's licenses and non-driver identification cards. Boat operators born after Jan. 1, 1984 are required to have a boating safety card issued by the Missouri State Water Patrol. Operators are required to pass a test on boating safety before they are issued a card, which must be carried on board the vessel along with a photo I.D.

"What the bill says is we want to be able to put a stamp on someone's driver's license if they have had that training and they just don't have to have both forms of I.D.," Day explained.

Regardless of HB 1744's fate, the Missouri Department of Revenue will begin putting the boater endorsement stamps on I.D.'s after July 1. "Whether that bill passes or not, our officers will accept a driver's license endorsement instead of the boater safety card," Sgt. Jerry Callahan of the Water Patrol said.

A similar law passed the Missouri General Assembly in 2009, but the Water Patrol and Rep. Day felt the language allowing an operator to carry one form of identification instead of two needed clarification. "It's one of those bills where a legislator said, 'this makes sense.' We as a department endorse it and think it's a good idea. For the boating public, it is just a convenience," Callahan said.

Boaters can get the stamps after July 1, by showing their MSWP-issued boating safety card when they renew their driver's license or I.D. with the Department of Revenue.

"Once the stamp is put on a drivers license, all the person would need to carry on the boat would be the drivers license or non-drivers license with the endorsement," Callahan said, adding that the boating safety card can still come in handy for boaters who travel.

"The boater safety card is recognized by all other states, it's from a National Association of State Boating Law Administrators approved course," Callahan explained. HB 1744 also bans coolers made of expanded polystyrene within 50 feet of a Missouri river or stream, except in certain developed campgrounds, landings, and parking lots.

The third provision of Day's bill clarifies a requirement that dock owners post their 911 addresses on their docks.

"Right now, you have the requirement of a 911 address, but it doesn't have any guidance of the size of the lettering or that type of thing," Day said.

The bill specifies that the lettering on the dock signs be of contrasting color and be three inches in height. The change would apply to any dock in Missouri as the bill is written. Apr 10, 2010. Rance Berger, *Lakenewsonline.com*

### MSWP boating safety courses

Required for boaters born after Jan. 1, 1984

April 24, May 15, June 19

Lake Ozark Fire Protection District

Sign up at [mswp.dps.mo.gov](http://mswp.dps.mo.gov)

Or, call (573) 751-3333 for information.

**NO CHARGE FOR THE CLASS**

# UPCOMING EVENTS

## APRIL - May 2010

60th Annual Dogwood Festival Parade/Carnival/Golf Tour.	Apr 15-18	Camdenton, MO	573-346-2227
Crappie Masters State Tournament held at Captain Ron's	Apr 16-17	Sunrise Beach, MO	573-374-5852
MDA Fishing Tournament	Apr 18	Camdenton, MO	314-313-0595
Four Seasons Property Owners Spring Garage Sale	Apr 23-25	Four Seasons, MO	573-365-8557
Kelly's Clown Golf Tournament	Apr 24-25	Lake Ozark, MO	573-216-0610
23rd Annual Magic Dragon Street Meet	Apr 30-May 2	Lake Ozark, MO (The Strip)	573-964-1008
13th Annual Spring Harbor Hop	May 1	Osage Beach, MO	800-FUN LAKE
Farmers & Merchant Market	May 1	Camdenton, MO (Square)	573-346-2227
Spring 27 mile Garage Sale Westside	May 1	North Hwy 5 Westside	573-374-8776
Mother's Day Brunch at The Lodge of Four Seasons	May 8	Four Seasons, MO	573-365-3000
Oma & Noma Days	May 15-16	Lake Ozark, MO (The Strip)	www.omanomadays.org
Life Walk for Cancer	May 15	Lake Ozark, MO	573-873-2219
Memorial Day Fireworks at the LAKE	May 28—31	Lake of the Ozarks, MO	800-FUNLAKE
Shady Gators Miss Planet Beach Model Search <small>Saturdays</small>	May 29—Aug 28	Lake Ozark, MO	573-365-6464

### Old sign comes down at Stoneridge Amphitheater

It is the first telltale sign of change at the venue formerly known as Stoneridge Amphitheater. Last week the flashy sign that had been guiding people into the property for more than a decade was dismantled. With Stoneridge's rocky past behind them, new owners Tony and Lisa Ann Oddo have plenty of space to start fresh with a clean slate for the venue's new name, Lake Ozarks Amphitheater. The couple announced the renaming a few months ago. The couple plans on having a new sign installed around the first week in May at the Pier 31 Road entrance. There are also plans in the works to have the small western town inside the property refurbished just in time for the Crossover Event in June.

#### Background

Stoneridge has bounced back and forth over the years with owners and management companies interested in turning it into a major attraction for the lake area. Built in the early 1990s, the original developers ran into financial problems and left the area, leaving behind contractors, vendors and subcontractors being owed millions of dollars.

In 2009, after a brief dispute in court, the property was auctioned off to the highest bidder.

Tony Oddo purchased the property.

#### Next Event

Lake Fest and Expo

When June 24-26

Vendors, exhibitors as well as a carnival and other live entertainment

Apr 12, 2010. *Lakenewsonline.com*



## Shoestring Living: Frugal fixes speed home sales

Last month, a friend sold her house in 10 days. I remember a time when stories like this were so common that selling a home seemed like child's play. I'm not sure if my friend's story is a sign that our sleepy housing market is starting to stir, but it does cause me to think about how folks might be better positioned for home sale success these days.

My husband and I have owned three homes, and we sold the first two quickly, one without a Realtor. That certainly doesn't make me an expert, but I know for sure that there are loads of inexpensive ways to get your home looking its best. Here are a few things you can do as the seller that make a big difference to prospective buyers.

### **One word: CLEAN**

Serious buyers have no time for dirty or unkempt houses, so whip yours into shape. "My bold blanket statement on getting your home ready to sell is the old-time saying, 'Cleanliness is godliness,'" says Karen Ayers, broker/co-owner of Crescent Lake Realty in the Chicago suburbs. "Now that doesn't mean you have to be religious, just clean! The absolute cheapest and easiest thing you can do for your home is to de-clutter and clean."

### **De-clutter**

Too many items inside your home prevent buyers from imagining their family living there and can even cause them to feel it's too small. "Pack everything in your home that you can live without during the selling phase," says Ayers, who runs her business with husband, Rich. "Try to borrow a corner of a family member's or friend's basement for storage of the boxes. That way, buyers won't see them and think the house is too small to accommodate your belongings."

### **Make a punch list**

When you're ready to list, do a final walk-through. Enter each room with paper and pen and note every small fix and touch-up needed, as if you're about to close on the house. Whether it's a jiggling doorknob or chips in the paint, these things stand out to buyers. Fix them and enjoy your home's tip-top condition until you sell.

### **Get outside**

The first thing a buyer sees is the area surrounding your home, so don't neglect it. Ayers recommends picking up debris outside, tidying up lawn and landscaping edges with a trimmer and adding a colorful display of flowers near the entryway. "Take a look at your mailbox," Ayers says. "If it's leaning over and the paint is chipping, straighten it up and give it a new coat of paint." She advises giving the front door a once over as well. "If your door handle is discolored and old, get a new one." Attention to these minor and inexpensive details ensures buyers that your home has been well cared for; a definite advantage when it comes to getting it sold.

*Molly Logan Anderson is a freelance writer who lives in the western suburbs of Chicago with her husband Mike, three kids and black lab. Join Molly on her family's journey of living a frugal life and making financial freedom their reality.* Mar 29, 2010. Molly Logan Anderson *Gatehouse News Service.*



Before



After

