



EVENTS AT THE LINKS:

Italian Night - October 15th

Location: Clubhouse Time: 5:30pm



Entertainer Bobby Palermo will perform his repertoire of song and impersonations.

Spaghetti & meatball dinner complete with appetizers, salad, garlic toast, dessert & coffee. BYOB, soda provided by clubhouse. Tables seat 4 or 6, cost is \$14.00 and go on sale Sept. 8th at the clubhouse.

Bunco – Second Sunday of Every Month

Time: 2:00 – 4 pm

Ticket cost is \$3 per person. Bunco is a fast paced dice game that is easy to learn and enjoyed by both men and women. Snacks and beverages provided. Come join in a fun afternoon game.

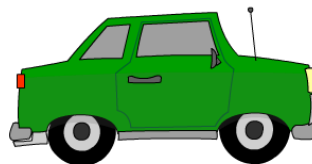


55 Alive AARP Driver Safety Program

Oct. 4th Time: 9:00 am to 4:00 pm

Safe driving class is scheduled with AARP with an hour break and a light lunch served. Cost is \$15 per person for AARP members and \$20 for non-members. This class is designed to improve driving skills and prevent accidents for those over 50 years old.

Sign up sheet is at clubhouse office. A certificate of completion will be given and insurance companies of Florida will provide a premium discount for graduates.





In General Elections ballots are not party specific. Voters are issued precinct-specific ballots according to state house and senate lines, local contests such as Community Development District races, and all candidates elected at large.

Where Do I Vote on Election Day? NOVEMBER 8th, 2016

- Know your polling location in advance. This information was provided to you on your voter information card, but it is also available at <http://www.pascovotes.com/Precincts-Districts/Precinct-Finder> or by calling 800-851-8754.
- Due to legislative redistricting it was necessary to make some adjustments to precincts. As a result, some polling locations changed. All affected voters with up-to-date addresses on file were notified.

What Else Should I know?

- Review your sample ballot before voting.
- Take your photo and signature ID or you will be statutorily required to vote a provisional ballot. Your FL driver license or FL ID card meet this requirement, but there are other acceptable forms of identification. See [pascovotes.com](http://www.pascovotes.com) for a list of these.

<http://www.pascovotes.com/>



PASCO COUNTY LIBRARY - HUDSON EVENTS:

Knitters for Charity

Friday morning October 7th & 21st.

Start Time: 11:00 AM - **End Time:** 1:00 PM

Library: Hudson Library Meeting Room



Description: Join this fun group to knit and crochet for charity. They have donated over 14,000 items--hats, scarves, items for children, afghans, and more--to cancer patients, the needy, the homeless, and others. New faces are always welcome, and if you want to learn how to knit or crochet, they will teach you!

Senior Social

Wednesday afternoon - 1:00pm

Oct. 5th and 19th



Tuesday Night Stitchers

Every Tuesday Evening 4:45 PM to 7:45 PM

October 4, 11, 18, 25th

Library: Hudson Regional Library - **Location:** Library Floor

Description: This group instructs and shares ideas with knitters of all skill levels, beginning to advanced. New faces are always welcome. The group gathers at the tables near the New Books section.

Tech Time – Computer Training

Date: 10/12/2016

2:00 pm - 3:15 pm

Location: Meeting Room

Description: An Introduction to Android.



Holiday Themed Book Basket Bingo!

Date: 10/29/2016 **2:00 PM - 3:00 PM**

Description: Come play Bingo and try to win baskets filled with holiday themed books and gifts. This is an all ages program!

CARES SENIOR CENTER**CARES Rao Musunuru M.D. Enrichment Center**

The Hudson **CARES Rao Musunuru M.D. Enrichment Center** located at 12417 Clock Tower Parkway and also at the Elfers or New Port Richey CARES locations offer Travel Club bus trips to local festivals and events. The CARES senior centers also offer daily activities such as the “Silver Sneakers” exercise program, Yoga classes, line dancing, crafts and bridge. Each Friday at 6pm – 9pm the center hosts karaoke night with Roy. Cost is \$3 for karaoke night. Check the center’s calendar for complete times and dates of their many diverse activities.

BUS DAY TRIPS:

Contact CARES Travel Club for reservations.

**'I DO, I DO'**

Sunday, Oct 23, 2016

Stage West Community Playhouse

Favorite local theaters in Spring Hill. “I Do I Do” is a touching story of two souls navigating the perils of life set to a charming score. The Broadway show won seven Tony Awards so this should be a nice show to see. Show tickets and transportation included. Doors open 1:30, show is at 2:00 PM

Ticket price: \$45 Bus leaves New Port Richey 12:30pm; Hudson 1:00pm

Florida Aquarium

Wednesday, Nov 2, 2016

Tampa, FL, USA

See all they have to offer. Take a short walk for a dolphin cruise. Includes aquarium fee, dolphin cruise and transportation. Ticket price: \$55

Opens at 10 AM. Wear walking shoes. Pickup Hudson 8am; NPR 8:30am

PASCO COUNTY FESTIVALS AND EVENTS

Fairway Oaks residents can kick off summer by attending some of the varied fun activities and festivals along the Nature Coast, hosted by Pasco, Hernando & Citrus Counties Tourism and local communities.

Enjoy food, music, car shows, history and more at events all summer long. Read all the details of the Nature Coast festivals at this link, and on the next pages.

<http://naturecoaster.com/calendar-3/>



Hernando County Farmers Market

Every Saturday in OCT. 10:00 am – 3:00 pm

2450 Commercial Way (US-19) in **Rural King Parking Lot, Spring Hill**

Vendors offer fresh veggies and fruit, organic and Amish country food, plants, local honey, herbs, soaps, jams, candy, baked goods, jewelry, crafts, and more.

Oktoberfest Crystal River Mall Ground

Sept 30 – Oct. 2, 2016

Crystal River Sertoma's annual Oktoberfest featuring bands, food, beer, games and carnival rides in the true Bavarian style.



Scarecrow Festival

Oct. 8 9:00am- 3:00pm

Pioneer Florida Museum & Village

Games, Pumpkin Patch, Face Painting, Touch-a-Truck, Spelling Bee, Train Ride and build your own scarecrow!



Knights of Columbus Council 8155 Golf Tournament Oct. 29, 2016

First Annual Memorial Golf Tournament in honor of Tony Russo

Held at the Meadow Oaks Golf Course

Registration opens 11:30am – Shotgun start at 1:00 pm

Food and Prizes following the Tournament

1st Place Team in each Flight

Closest to the pin on all par threes

Long Drive for men and women

Closest to the line and more

Door Prizes



HALLOWEEN

Trick or Treat night in Hudson and Fairway Oaks will be **Monday, Oct. 31st** from **dusk to 9:00pm**. Please turn on your outdoor lights if you wish to participate in this Halloween event for our local children. Remember to drive carefully and watch out for the little ghosts and goblins in costume crossing streets and walking about.



Spooktacular on Oct. 22 is an outdoor carnival with games and refreshments. It takes place 6 to 8:30 p.m. at Veterans Memorial Park, 14333 Hicks Road, Hudson. Cost is \$1 per person.

Fall Craft Show

Sponge Docks Arts and Crafts Fair

Oct. 22 Saturday and Oct. 23rd Sunday

10am – 6pm

Arts and crafts exhibits
on Tarpon Springs Sponge Docks
Dodecanese Blvd.



TARPON SPRINGS - OKTOBERFEST

October 7 – 9th

Fri. 10am – 11pm, Sat. 10am – 11pm, Sun. Noon – 6pm

Orange Street and Safford Ave. in Tarpon Springs



Real Estate in Fairway Oaks--What's Happening!

from Jackie Youngblood, Realtor® Keller Williams



Wondering what is happening in real estate across the country, as well as in Pasco County?

The National Association of Realtors' (NAR) latest Existing Home report is reporting that the average number of homes selling per day is 14,767 with home prices being up 5.61%.

If you have your house on the market for sale you may be asking yourself why it is not one of the 14,767 properties selling each day. One reason could be that you have it priced outside the current market conditions. Having a current market analysis should show you where to price the property. If you choose to list the property outside the current market conditions, you may find it will stay on the market for a long period of time and become a "stale" listing. The longer a house is on the market the more prospective Buyers begin to think that there is something wrong with the property.

Home prices throughout the country are higher this year than they were last year except for Vermont which is at -0.4% while Florida is up >8.0%. What does this mean to you? If you are planning to make a move, waiting may cost you more unless you are moving to Vermont.

Are we in a Seller's Market, Neutral Market, or a Buyer's Market and how do we know which market our community is? In order to know this, we need to calculate the Absorption Rate which is the rate at which available homes are sold in a specific real estate market during a given period. This is calculated by dividing the total number of available properties for sale by the average number of sales per month.

Anytime there is less than six months of inventory for sale we are experiencing a Seller's Market and during this time prices will appreciate. In a Neutral Market, which is between six-seven months of inventory, prices will only appreciate with inflation. In a Buyer's Market, which is more than seven months of inventory, prices will depreciate. According to the National Association of Realtors, there has not been a 6-month supply of inventory since August 2012.

Let's look at some statistics for Pasco County real estate sales as of August 2016 and compare them to July 2016. Below the numbers are broken down by Non-Distressed, Short Sales, and REO (foreclosures).

Non-Distressed:

1022 Sold Properties/2470 Active = and Absorption Rate of 41.4%

100/41.4 Absorption Rate = 2.4 month supply of inventory in August

July had a 2.6 month supply and the absorption rate was at 38.2%

Short Sales:

27 Sold/69 Active = a 39.1% Absorption Rate for August 2016

100/39.1 Absorption Rate= 2.6 month supply of inventory for Short Sales in August 2016

The Absorption Rate for July was 27.6% with a 3.6 month supply of inventory.

REO (foreclosures):

140 Sold Properties/181 Active Properties = 77.3% Absorption Rate for REO Properties in August 2016.

100/77.3 Absorption Rate = 1.3 month supply of inventory for REO properties in August compared to 79.6% Absorption Rate for July with a 1.3 month supply of inventory.

With this said, let's take a look at **Fairway Oaks** since last month. There are two new listings for sale, bringing the current number to five.

Three properties have sold and two are currently under contract since the last newsletter. One is set to close the end of September and one will close within the first two weeks of October.

3 Sold Properties/5 Active Properties = an Absorption Rate of 60%

100/60 Absorption Rate = 1.7 month supply of inventory

At present, I believe that **Fairway Oaks is a Seller's Market** and, if a property is priced within the present real estate market conditions for the community, it should sell in a reasonable time frame.

Call me today for a Current Market Analysis of your property. It will certainly be my pleasure to meet with you and show you what The Jackie Youngblood Group does to get homes **SOLD**. 813-477-7298

Happy Autumn Y'all!

Jackie Youngblood, Realtor®
Keller Williams
Serving Pasco County since 2004
TampaHomes4Sell.com

Sources for this article: National Association of Realtors, KCM, Greater Tampa Association of Realtors Multiple Listing Services

ANTIQUUE FAIRE & MARKET

October 8, 2016 @ 8:00 am – 5:00 pm



Dade City **FALL**
ANTIQUUE
FAIRE & MARKET
Saturday and Sunday
October 8th and 9th
Sat: 8am - 5pm
Sun: 9am - 3pm

**SHOP HISTORIC
DOWNTOWN DADE CITY**

- Furniture
- Shabby Chic
- Garden Decor
- Architectural
- Jewelry
- Re-Purposed Accents
- Tools
- Primitives

Vendor application
available on Facebook at 
Dade City Merchants Association
or call: 727-253-0945 / 352-424-0601
DadeCityMerchantsAssoc@yahoo.com





Annual Election

Fairway Oaks HOA Board of Directors' Annual Election will be held during the December 13th HOA monthly meeting. Anyone interested in running for a position on the Board should submit their name, contact information and brief biography to Mary Ann Myszkowiak of Coastal Management at 727- 859-9734. Ballots of proposed candidates will be distributed at the November HOA meeting.

Advertise on the Fairway Oaks FL Home Page and Web site!

Home owners, businesses and individuals can now promote their businesses, special events or hobbies on our new web page for a nominal fee. Advertisers are receiving a 12-month annual ad for one low, low cost!

Each ad costs an initial set up fee of \$20 for a standard size ad 2 ½" by 3" or pixels of 450 x 258 with lines of text and graphic. Your own business card may be scanned and enlarged to fit this size and format easily. Advertising fees are set at \$25 per year for a Fairway Oaks homeowner and \$50 per year for a non-homeowner or business. This is a great way to get your company name and business known at a very affordable fee. Visit our web site at <http://fairwayoaksfl.com/> and view the index page of all our sponsors. Advertising copy may be changed throughout the year for a \$20 fee.

Contact Cliff Gill at reportercliffgill@yahoo.com or 727-860-4903 and/or Nancy Wade at nmw0151@gmail.com or call 727-857-7060.

FAIRWAY OAKS SOCIAL NEWSLETTER:

This newsletter is a reflection of the interests and events involving our residents of Fairway Oaks and Pasco County. We welcome all submissions of articles, photographs, shared recipes and/or data to the web site and newsletter. Email your news and photos to Cliff Gill at reportercliffgill@yahoo.com or call him at 727-860-4903, or Nancy Wade at nmw0151@gmail.com or call 727-857-7060.

Recipe of the Month:

Whole Grain Banana Muffins



Ingredients:

- 1/2 cup vegetable oil
- 3/4 cup white sugar
- 2 large eggs and 1 teaspoon vanilla extract
- 1 3/4 cups “measure to measure” whole grain flour by King Arthur Flour
(gluten free)
- 1/4 tsp baking soda
- 2 teaspoons baking powder and 1/2 teaspoon salt
- 1/2 teaspoon ground cinnamon
- 1 1/2 cup mashed ripe bananas (about 3)
- 1/2 cup chopped walnuts or pecans (optional)

Directions:

Heat the oven to 375 degrees F. Grease or line 12 cup muffin pan

Whisk together the flour, baking powder, baking soda, salt, cinnamon, sugar & nuts. Set aside.

Stir together the oil, eggs, vanilla & mashed bananas.

Combine the dry and wet ingredients, stirring until well combined.

Divide the batter evenly among the muffin cups.

Bake muffins 20 to 24 minutes until the middle of a center muffin springs back when lightly touched.

Remove pan from oven, let muffins rest for 5 minutes before removing them from pan.

Serve muffins warm or room temperature.

Yields 12 muffins



Recipe courtesy of King Arthur Flour; baker’s catalogue.

