



# EVERETT PRESSON'S

## REAL ESTATE NEWS

### Prudential Carolinas Realty

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## THE TIDE HAS TURNED

Houses are selling again on the Island. After two lackluster years the market is now beginning to move. In 1991 there were thirteen sales of single family homes on the Island with an average sales price of \$326,000. In 1992 there were fifteen sales with an average sales price of \$240,560. In an average year there are between 25 and 30 homes sold on the Island. So far in 1993 there have been at least seven houses placed under contract and four of the 1992 sales closed in December. Fortunately for me, with the many agents that are now working the Island, I sold approximately 50% of the properties that have been sold on the Island in the past two years. Activity has definitely picked up. Also some of the more expensive properties are selling. A front beach lot just closed for over \$500,000 and the other houses that are pending are all above the \$300,000 range. For me personally, I have sold more property in January and February of this year than in any first two month period since I have been in the business. Out of town buyers are coming in again and locals are once again looking to move up. As you can tell, I am very excited and optimistic. In the past two years, out of necessity, I have had the opportunity to polish my marketing skills by studying with the top real estate trainer in the country. So if you have been thinking about selling, now is the time to place your property on the market.

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## A BIT OF HISTORY

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### WHO REALLY WON THE BATTLE OF FORT SULLIVAN?

For several weeks prior to the actual battle of Fort Sullivan in 1776, British troops were encamped on Long Island (now the Isle of Palms), and American troops were on Sullivan's Island.

It was on these two islands that soldiers from both sides met their first and most formidable foe: The Mosquito.

Forget the snakes and the lack of potable water; forget drenching rain and miserable rations of salt pork and peas -- the one thing which was driving men of both sides to destruction were the constant swarms of buzzing, biting mosquitoes. These pests couldn't have cared less whether the arms and faces on which they landed were Tory or Patriot. They must have seen this sudden influx of population on the two islands as manna from heaven, a great and glorious banquet.

How bad was it? John Falconer, a British soldier camped on Long Island with Clinton's army wrote:

"Dear Brother,

With great difficulty I have procured this small piece of paper to inform you of my being well notwithstanding the miserable situation we are in...we sleep on the seashore, nothing to shelter us from the rains but our coats, or a miserable paltry blanket. There is nothing that grows on the paltry island, it being a mere sandbank and a few bushes which harbor millions of 'mosketoes,' a great plague that could not be worse than hell itself. The oldest of our officers can not remember of ever undergoing hardships as we have had since our arrival here..."

And on the American side? Thomas Pinkney compared the plague on mosquitos to the invading British army:

"I lost so much sleep last Night my Dear Sister by a swarm of musquitos which have quarter'd themselves on this unfortunate Island (as their Brother Blood Suckers of Great Britain would fain to do on the whole Continent) that I am perforce Constrained to send for a Pavillion. If you send the White on which is Venerable for its Antiquity be kind enough to have the holes in it mended before it leaves the house..."

Time passes and historic events occur. The mosquito remains to bite yet another day.

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## ISLAND POLITICS

It's politicking time again on the island. On May 4th we will have an election for Mayor and three council seats. Seats currently held by Red Wood, Meg Houle, and Carl Smith are up for election. Meg says that she will not be running again. Red is running for reelection and Carl is running for Mayor. I also heard that Marshall Stith is considering a run for the mayor's seat. Each candidate must have 66 signatures, 5% of the 1315 registered voters on the island, to be placed on the ballot. I am sure there will be lots of hand shaking going on at the oyster roast.

After years of looking at the electoral process on the island, I am convinced that more people on the island should be involved in the town government. We probably have the most educated and talented electorate of any town our size in the country. We have many problems that need to be solved. Therefore, we need to be utilizing more of our people.

Serving our town government should be looked upon as a duty and a privilege. So here's my plan. Every election year we get a large group of our talented and intelligent people together. Each of these people will put their name in a hat. If your name is drawn, you will have to agree to run for office. If you are defeated, you will have done your duty. If you win, you should only have to serve one term of two years. Shortening the terms to two years will make the job seem less of a burden and will give more people the opportunity to serve. I think there are many people that might be willing to run if they were "drafted" a la Ross Perot.

Our past governments have done an excellent job in many areas. We have kept the island residential in nature. We are getting a bridge to the Isle of Palms instead of Sullivans. Unlike the Isle of Palms we have a sewer system in place on the entire island, and we have protected the accreted land. The areas that we have not done so well in, and are still struggling with, are the same problems troubling the federal government. We have too many rules and regulations that are hard to interpret and harder to enforce. Our taxes have gone up at a rate much higher than inflation. We still do not have drinkable water on the island. There is no long range plan to deal with the increasing tax burden and the continued growth of our government. I am afraid we are going to be shocked when the reassessment notices come out. We have some tough decisions to make and they need to be made without regard to reelection. So if twenty people will put their names in the hat, I will too, as long as I get to draw.

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## THE GARDEN SCHOOL

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The Children's Garden School is having the best year ever. The teachers are doing an excellent job and the children are developing a wonderful love of learning. The Board of Directors is very grateful for the support of Father Burwell and the Congregation of the Church of the Holy Cross. The new Sunday School building is a perfect home for our school. Because of the church's help we are able to keep our student teacher ratio at about 1 to 7. This allows for individual attention that cannot be found in other schools in the area. The church is providing a great service to the community in this way. If you want information about our school for three, four, and five year olds, call me. We may have a couple of openings for the fall.

I am expecting an excellent spring market. If you know of anyone looking for a house on the island or of anyone wanting to sell, please have them call me. Eliza and I both appreciate it.