

FREE August 22 - September 4, 2012

"Pamper Your Pets," Welcome Back Students & Labor Day Edition

FREE

Do You Know Where This Is? SEE PAGE 3 FOR CONTEST

THE CORTLAND AREA TRIBUNE

YOUR REGIONAL BI-WEEKLY COMMUNITY NEWSPAPER
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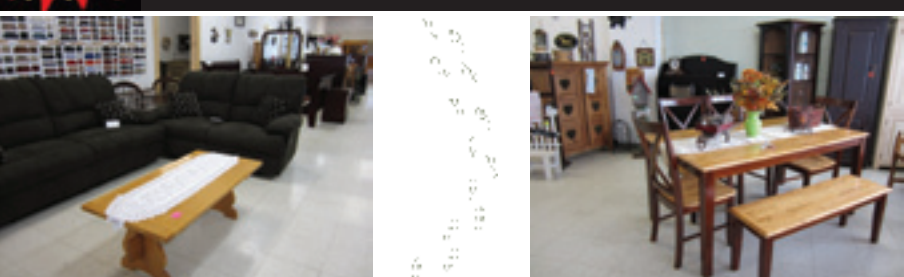
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WELCOME TO OUR "PAMPER YOUR PETS," LABOR DAY & WELCOME BACK STUDENTS EDITION

The Cortland Area Tribune, nicknamed The CAT is published and distributed every other Wednesday. Look for it at 100's of area businesses in Cortland, Dryden, Groton, Homer, Marathon, Moravia, Ithaca, Tully & LaFayette.. Here's some upcoming editions for you to look forward to!

September 5 - Get Ready for Fall! Fall is for Planting & Hunting Edition
(Deadline 8/31)

September 19 - Bridal, Great Pumpkinfest & The CAT's 10th Anniversary Edition
(Deadline 9/14)

October 3 - Fall Antiques Edition
(Deadline 9/28)

October 17 - Fall/Winter Car Care & Halloween Edition
(Deadline 10/12)

October 31 - Restaurant Guide/Catering & Pre-Thanksgiving Edition
(Deadline 10/26)

November 14 - Thanksgiving Edition
(Deadline 11/9)

November 28 - Winter Sports Enthusiats & "For Kids" Holiday Edition
(Deadline 11/23)

December 5 - Last Minute Gift Guide Edition
(Deadline 11/30)

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COMMUNITY CALENDAR

Cortland Farmers' Market

Tuesdays and Saturdays 8am - 2pm, Main Street in Downtown Cortland. Visit us on Facebook for up to date local fruits & vegetables when they are available at our market. Our Farmer's Market is celebrating 40 years on Main Street!

Homer Farmers' Market

Now through October 20, Saturdays 9am - 1pm and Wednesdays 4:30pm - 7pm, on The Green on Main Street in Homer. Cortland County's 'local-only' market. Dedicated to increased local production, access to healthy nutrition for all, and the promotion of a sustainable local economy through grassroots organization. Meet your neighbors, who just happen to be growing the best food you can buy! For more information e-mail tammie@homerfarmersmarket.com or visit www.homerfarmersmarket.com.

August 23 – FREE – Class on PINTEREST

Groton Public Library Thursday ~ 6:30 to 9:30 p.m. Pinterest lets you organize and share all the beautiful things you find on the web. People use pinboards to plan their weddings, decorate

their homes, and organize their favorite recipes. Provided by Cortland Free Library at Groton Public Library tech/KNOWLEDGE Public Computer Center 112 East Cortland Street Groton NY 13073 607-898-5055 director@grotonpubliclibrary.org

August 24 – Fall Creek Brass Band

World renowned Fall Creek Brass Band will be performing at the cafe on Friday August 24, 8 - 10pm. This band got its start at the cafe and wowed the local crowds for years before they all grew up and went off to colleges near and far. Now the kids are home for the summer and itching to play! Funk, reggae, riot jazz and more! Come on out!!

August 25 – Cortland Street Festival

5-10 pm, Main Street near Clayton Ave. The City of Cortland welcomes students and their families downtown. Featuring Digger Jones, The Unknown Woodsmen, The Wild Hunt and more. Free and open to the public of all ages. Hosted by Cortland Summer Stage, the move-in weekend event will welcome incoming SUNY

Cortland freshman, as well as returning students, and provide entertainment downtown for local and college audiences. Main Street will remain closed to vehicular traffic from Court Street to Port Watson Street in the hours leading up to and following the concert.

August 26 – 27th Annual Antique Car Show & Flea Market

100 Elm St. (former OFA school), Owego, N.Y. 9am-4pm, Donation \$2pp, \$5 carload. Benefits flood relief. Registration forms at our website: www.tiogaregion.com or call 607-754-7400 Thank you, Howard Seymour, co-vp Tioga Region Antique Automobile Club of America (AACA)

August 29 – September 8 – The Mystery of Irma Vep (CRT)

A comedy, farce, thriller and mystery all rolled into one, written by Charles Ludlam. Called "a wild funhouse adventure", the play features comic performances by two actors playing multiple characters, lightning-fast quick changes and hair-raising suspense. Seductive vampires, mysterious ghosts, a sympathetic werewolf

and somebody's mummy all wreck havoc in this raucous parody of Victorian morals and Hollywood horror. From England's mysterious moors to the depths of an Egyptian tomb, this two-man "tour de farce" takes on everyone from Emily Brontë to Mel Brooks! For more information visit www.cortlandrep.org or call 1-800-427-6160.

August 29 – The Virtues of Vinegar from A-Z

Groton Public Library Presents Wednesday ~ 6:30 p.m. With Groton's very own Lucy Dates Clean and Green Your Home with Vinegar--from cooking to cleaning nothing beats the versatility of Vinegar! Join us for a presentation and discussion on the many uses of vinegar. To sign-up for this FREE presentation call the Groton Public Library at 607-898-5055 or email director@grotonpubliclibrary.org

August 30 – Dots and Dashes: Adventures at the Dawn of the Wireless Age

6:30 pm. Jack Binns was the wireless operator at the center of the first rescue at open sea using wireless in 1909. In this richly annotated memoir

you follow Binns as he becomes a wireless operator, encounters many famous (or once upon-a-time famous) people, has his moment as a celebrated hero, and goes on to his heretofore unrevealed involvement in the Titanic hearings. This is her debut novel. She will also be available afterwards for book signings. To attend please call the Library at (607) 898-5055 or email director@grotonpubliclibrary.org

September 8 – Out of the Darkness/ American Foundation for Suicide Prevention Community Walk

Out of The Darkness is holding a community walk on Sept. 8th @ Cass Park in Ithaca, NY. Registration begins at 10 am Walk is from 11 am to 1:30 pm. Besides the walk there will be Food, An Auction, White Dove Release, Music (Singer and DJ), Additional Information, etc. Still adding. For more info. contact me at cindyc92297@yahoo.com

September 15 – Cortland County Stop the Hurt Community Event

10 am - 4 pm, Testa Field, 1416 Starr Road. City Fire Department Vs City Police Department Softball Game. Please join us to cheer on our home town heroes

as they battle it out in a winner takes all softball game. First Pitch at 11 am. Food available for purchase, 50/50 raffle and prizes. Local agencies will be on site to share more information about the services available to the victims of violence. For more information call 607-423-5036, e-mail cortlandcountystopthehurt@gmail.com or visit <https://www.facebook.com/pages/Cortland-County-Stop-the-Hurt/148490358555398>.

September 15 – First Annual Cortland Tri for United Way

9 am, Dwyer Park, Little York. 3 race options: Individual Sprint: 800 yard swim, 16 mile bike, 5k run. Team Relay: Each team member choose one leg, same distances as Sprint. Try-a-Tri: 200 yard swim, 11 mile bike, 5k run. Visit cortlanduwtri.com for Registration Fees and to register!

September 16 – Cortland Antique Auto Show

Dwyer Memorial Park. Sponsored by Cortland Antique Auto Club.



HAVE A COMMUNITY EVENT TO SHARE?

Please send all pertinent information, including a date, location, time, price, and a brief description to us at tcatribune@gmail.com, and we'll be happy to help inform the public!

**FOR A COMPLETE LISTING OF UPCOMING EVENTS:
CORTLANDAREATRIBUNE.COM
TWITTER.COM/TCATRIBUNE**

MYSTERY PHOTO CONTEST

Our mystery photos are old pictures of our area towns, businesses or landmarks. If you know where this edition's cover picture is - call 607-844-8228 or email tcatribune@gmail.com. Leave us your name, address & phone number along with your guess. If your guess is correct - your name is entered into our contest! A name is picked by random drawing & we print the winner's name in our next issue! All decisions are final. Businesses from around the area have generously donated a prize! Deadline for your guess is 6 pm on Friday, August 31st for this edition. By entering, you give us permission to print your name in our next issue. Each contest generates hundreds of entries!



DO YOU KNOW WHERE THIS IS?

See what you can WIN if you know WHERE this picture is!

No winner

Answer from the Previous Edition:

Standard Typewriter Shop of Groton

No winner last issue. The winner from this issue will win a gift certificate from Toad's Diner located on Route 38 in Freeville! Enter your guess today!

We are looking for old photos to stump our readers! Do you have an old photo we could use?! Please call us or email us - THANK YOU!



PETS A PLENTY

PETS A PLENTY OPENED IN 1989. We are open 7 days a week and we are located in the Blockbuster Video Plaza on Rte 281 also known as West Road. We are across from Tops Market in Cortland.

I've done articles before about the store, how we opened, when we opened etc. I would like to take the time to tell you a little bit about what we have and some of the customer comments I hear. We carry just about everything, except dogs. However we carry dog supplies and I try to get unusual dog toys that you won't see in the chains. A girl called me the other day from Ithaca. She wanted to know if we carried many chinchilla supplies. She said the big chain store had very little.

Here at Pets A Plenty I counted over 25 chinchilla related items, foods, treats, dust baths, bath houses, wheels, balls, etc.

I hear customers quite often saying we have the most ferret supplies of any place they've ever been. I want to remind everybody that since I am an independent pet shop, I can buy whatever I want to buy.

Some of the big chains carry certain things but, they don't always buy variety. They'll buy several things but large amounts of those certain things, so it looks like a lot but it may only be 10 items.

I'd also like people to know that when you own your own pet store, you treat those pets like they are your own. I search out the very best places to buy birds, reptiles, fish and small animals. I want them to be healthy. I want them to do great.

If you go to a super chain pet store and then go to a mom and pop pet store, you'll often find the animals look better in the local family owned business. I hear a lot of people say that to me. I'm sure the big chain cares BUT I think the local family store cares more.

I do my best to give my customers the very best quality animal possible. I even receive my fish delivery the same day I do my order. That way they are not in the bag as long and they will do better for me and you, the customer. A lot of our hamsters are raised locally and many of our birds are raised locally as well. We now have a new hand tame cockatiel breeder. She has very beautiful birds.

If you like our store, tell your friends and family. Word of mouth is very important to the smaller mom and pop stores. The chains can afford big time Radio/TV ads.

It's a lot harder for the family owned store to advertise like that, so we rely heavily on our customers to spread the word. Check out the locally owned papers too. Papers like this one, THE CORTLAND AREA TRIBUNE, has money saver coupons offered by stores such as Pets A Plenty.

Big isn't always better. I special order for people all the time. A lot of the big chains will not do that for you. I might not be able to get everything you want, but I'll give it my best try.

We also carry a huge asst. of cages, foods and treats for birds and small animals. Our prices are competitive. I am always on the lookout for new pet products.

Our animal food comes fresh every week. One important thing to remember, the fresher the food, the longer your pet will live.

A lot of these big chains stockpile the foods in big warehouses. If it stays too long, some of the nutrition will be lost and your pet will not get all the vitamins and minerals it needs.

The local pet store may cost a few pennies more but it is well worth it if you love your pet. Pets A Plenty has coupons in the Tribune often, so pick up your copy when it comes out.

Remember, tests have shown that aquariums help lower blood pressure. Fish tanks have a calming effect.

Stop in and we'll fix you up with a nice aquarium.

I guarantee you'll spend hours sitting in front of your tank looking at your fish. AND boy oh boy, we have some nice fish here at Pets A Plenty. New fish arrive every week. If you are looking for a certain fish, let me know. If we don't carry it, I'll try to order it for you.

If you haven't been to PETS A PLENTY, stop in soon. We have a lot of interesting animals and merchandise. The animals are clearly visible, so you can see them easily. If you are interested in buying a certain pet, we are more than willing to take the animal out so you can see it better.

Parakeets, finches and canaries are easy to keep, fun to watch and nice to listen to. How about an aquarium. A ten gallon setup isn't that much and research has found that watching fish swim is good for your blood pressure. Aquariums are very soothing and relaxing to watch. We carry ferrets and chinchillas as well as all the other small animals. We have birds, snakes, reptiles, feeder mice and rats, crickets small and large and we have 60 tanks of fish to choose from.

So stop in soon and help us celebrate our 23rd year. Check out our new website, www.petsaplenty.biz. I post specials each month and there are care sheets and pictures of some of our animals.

Shop at Pets A Plenty, you'll be glad you did. Got a question, email us at friskyy@hotmail.com or call us 607-753-9213.



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DOG OWNER COACH

By George Hillenbrand

MOST FOLKS LOVE THEIR DOGS. Folks cry when they return dogs that didn't work out to shelters or rescues. Returning a dog feels rotten. You know you're betraying them - they're not garbage - it's just too hard - it didn't work. Someone is forced to be the grown-up and say "enough!" Everyone pleads "please find him a new home" but the silence and the eyes on the face of the shelter attendant make it clear that there are more dogs than owners.

I cried crocodile tears when I returned my dog, Caleb. He was strong-willed; when told to sit he'd squat, sort-of-sitting, keeping his bottom an inch off the floor. He'd watch the front door and make a dive for the crack. I finally had to be the bad-guy and return him when he got out and threatened some kids outside. It was scary. We never took him to classes. I didn't realize we needed to learn how to teach him good manners. No one told me love isn't enough - training isn't optional.

We wised up when we tried again after the kids were grown and brought home a pair of little black Rottweiler-mix

puppies. The word "Rottweiler" overcame my hesitance to pay for classes. My wife, Margie, loved the classes and loved the way our fast-growing pair responded to her.

Margie loved it so much that she became a volunteer assistant, then an apprentice trainer. Bob Minchella, head trainer, specialized in "difficult" dogs, the ones likely to end up back in shelters. He accepted dogs other trainers turned away. She apprenticed with him for five years, working with thousands of dogs, dogs of every size including breeds I've never even heard of. Her passion is keeping dogs out of shelters - especially family dogs.

A not-so-secret secret is that dog classes are really for owners, sort of like parenting classes. Dogs need lots of "yes" and an occasional gentle "no", like the yes-or-no signals a momma dog gives her pups. Some trainers don't allow "no" because "no" doesn't work if the timing is off even a little; a few seconds makes all the difference. Even owners who have had dogs for decades can improve their timing. Every dog is different. What works for one dog might not work for another. That's part of the reason two dog trainers in a room will have three opinions on the best way to train dogs.

We returned to Dryden a year ago after living in Rochester for 30 years. My wife's passion to train dogs and keep them out of shelters came with us, so she has started offering classes as the "Dog Owner Coach". She keeps her prices low to make classes affordable for families.

Enough from me... I'm not the expert, she is. Call her:

Margie Hillenbrand, DogOwnerCoach.com, 607-591-7806



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SEPTEMBER

- 09 MARY CHAPIN CARPENTER
- 14 COLIN MOCHRIE & BRAD SHERWOOD
- 15 JOSH RITTER & THE ROYAL CITY BAND
- 26 CAROLINA CHOC. DROPS
- 29 PUNCH BROTHERS
- 30 THE LITTLE FARM SHOW

OCTOBER

- 04 JUDY COLLINS
- 05 SWINGLE SINGERS
- 06 RSC'S AMERICA
- 11 CRAIG FERGUSON
- 18 CAT POWER
- 25 GLEN CAMPBELL
- 30 INDIGO GIRLS

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GARY'S FURNITURE STORE IN CORTLAND has expanded and added even more affordable, quality furniture to update your home, office or dorm! Conveniently located and easy parking for loading - Gary's Furniture carries new and used bedroom sets, couches, loveseats, daybeds, dining room sets, end tables, dressers, recliners, box spring mattress sets and more! With over 17 years of furniture buying experience, Gary's New and Used Furniture offers furniture factory direct from North Carolina to save you \$! Gary's also added new Amish furniture and décor to his in-store stock and Gary's can order Amish Furniture in unfinished, painted or stained woods! Other Amish made furniture include night stands, lamps, pie safes, cupboards, kitchen islands, birdhouses, signs and more! Plus Amish outdoor furniture is also available by order in unfinished, painted or stained finishes - ask for details.

Redecorate your living room with a sofa and loveseat for those fall parties- most styles are available in 5 colors and over 30 styles. Special order your favorite and have it in only 2 to 3 weeks! As the fall weather gets cooler - time to move indoors and impress your guests with new furniture!

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or Monroe to name a few. Mattresses are available in twin, full, queen or king sets - all at great prices! Get that good night's rest you have been waiting for!

Gary's also has a variety of gifts for your shopping convenience - including sheet sets, wall art, lamps and more!

Visit the newly expanded Gary's Furniture in Cortland at 1106 Route 222 in Groton Ave Plaza Wednesday through Saturday from 11am to 5pm. Gary's is also buying good used furniture. Questions - give Gary's a call in Cortland 607-753-0676 or stop by and see the new showroom.



**PICCADILLY LANE
COUNTRY & PRIMITIVE STORE**

WITH THE CLOSE OF ONE season - another one begins and soon we will be planning for the holidays and spending more time in-doors as summer ends. A perfect reason to shop and refurnish! Freshen up your home with a new look your guests will envy! Piccadilly Lane has new furniture and new fall accessories arriving, including wreaths, furniture, curtains, delightful scented candles and lots and lots of brand new items! Redoing a room? Let us help you redecorate! We have curtain swatches for special order - bring us your paint samples or fabric swatches and we will help you match them! Call to make an appointment for or visit the store.

All 8 rooms at Piccadilly, upstairs and down are overflowing with new one of a kind merchandise. There are framed prints, furniture, linens, rugs, soy candles, cards, jewelry, swags, garlands, tinware, signs, pottery, curtains and many more distinctive items to adorn every room in your home or office. Plus some antiques to go along with any country décor!

Did you know Piccadilly offers a Bridal Registry?! Brides and grooms to be - stop by to register! How about hosting a "Piccadilly Party"?! For a girl's night out - invite some friends over and earn FREE merchandise!

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Take the short drive to 2643 Main Street in Whitney Point to beautify your living space and/or start your holiday shopping early! Buy something orange and save 20% with the coupon on the front page! The store is also open Monday, Tuesday & Friday 10-6, Wednesday 10-2, Thursday 10-7 and Saturday 11-3. Call for Sunday hours. Questions or looking for something special - 607-692-7418 or email piccadillylane1@aol.com and on face book! Watch for our Fall Open House on September 15 with sales, drawings and prizes! Owner Joyce Ballard and everyone at Piccadilly wish you and your family a Safe and Happy Labor Day!



ARE MY PERSONAL BELONGINGS PROTECTED AT COLLEGE?

ALLSTATE'S FACTS TO KNOW ABOUT RENTERS INSURANCE, INCLUDING WHEN YOU NEED IT



COLLEGE STUDENTS ARE FINISHING UP enjoying their winter break, but soon they will return to their dorms for their next semester. Along with their books, students will pack valuable items they received this holiday season—such as televisions, laptop computers and refrigerators—for their life at school. How parents choose to insure these valuables may depend on whether their child is moving into a dorm room or a private residence.

Generally, If the student lives in a dorm room, the protection parents already have for their belongings through their homeowner insurance policy will extend to a child's belongings, as long as those items are kept in the dorm room, explains Allstate NY spokesperson Krista Conte.

However, the parent's homeowner insurance policy will not provide coverage if a child moves to a private residence, something that many parents may or may not know. For these students, renters' insurance is a perfect and affordable solution. Plus, a claim on your child's renters policy will not affect the homeowners insurance policy of the parent.

"No matter where your child attends college, parents should meet with their insurance agent to discuss limitations that may exist on their current homeowner policy," says Conte. "A small investment in renters insurance today could mean saving thousands of dollars in the future."

Allstate Insurance Company provides the answers to some common renters insurance questions:

If I'm a renter, aren't my things covered under the building's insurance policy?

That is a very common misconception among many Americans. The contents located in an individuals' rented home or apartment are usually not covered under the landlord's insurance policy.

How do I make sure all of my belongings are covered under my renters policy? How is it updated?

It's recommended that you create an inventory of all of your belongings. While it's important to include possessions such as televisions, stereo equipment and CDs, it's also important to remember to include EVERYTHING that's contained in your dwelling. The cost of replacing your clothing, linens, dishes, etc. will add up quickly in the event of a loss. You should update your inventory and discuss any changes with your insurance agent annually. Also, it's important to keep that inventory list somewhere outside of the rented residence. If your residence suffers a loss from fire, you don't want to risk losing the only copy of your inventory.

What is covered under a typical renters policy?

Most renters insurance policies include personal property protection in the event of a covered loss, theft coverage, family liability and guest medical protection.

What if a tragedy forces me from my apartment? Would temporary living accommodations be covered under my policy?

Most renters policies will cover a reasonable increase in living expenses necessary to maintain your normal standard of living for up to the amount of time specified in the policy, if a covered loss makes your residence premises uninhabitable (subject to policy terms and conditions).

"It is important to know that expensive computer and electronic equipment and items such as jewelry may be subject to coverage limits in both homeowner and renters insurance, says Conte. "If the limits are too low, parents can consider buying a special personal property floater or an endorsement for these items. There are also stand-alone insurance policies for computers and cell phones."

For More information and a new quote please call Shirley Eizember, Pinckney Insurance Agency, 41 Port Watson St, Cortland New York. 607-756-8505

The Allstate Corporation (NYSE: ALL) is the nation's largest publicly held personal lines insurer. Widely known through the "You're In Good Hands With Allstate" slogan, Allstate is reinventing protection and retirement to help more than 17 million households insure what they have today and better prepare for tomorrow. Consumers access Allstate insurance products and services through Allstate agencies, independent agencies, and Allstate exclusive financial representatives in the U.S. and Canada, as well as via www.allstate.com and 1-800 Allstate.



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She also loves to spend time in the office with Godiva and the staff. Both of these pets are available for adoption. Katie is 8 years old and weighs about 55 pounds. Godiva is about 5 years old and weighs a little over 6 pounds. Katie loves everyone. Godiva is much more selective in who she gives her affection to. She definitely prefers ladies over gentlemen but can usually be won over with the right treats.

It's sad but true, that Katie is more often than not judged by her breed, rather than for who she really is. She is undoubtedly the friendliest, sweetest, gentlest and best behaved dog we have at the shelter right now. Although she is super with Godiva (even washes her face) she is bossy with dogs her own size... which isn't always appreciated by them. Godiva, once bonded with you, is a loving, funny and loyal lapdog. Pampered pets? You bet ya...they deserve it!!

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MEET OUR PAMPERED PITBULL, KATIE, and her Chihuahua friend Godiva. They are both spayed, vaccinated and dewormed. Katie loves to have lunch with us at our favorite picnic spot and enjoys rolling around on her back in the grass.

BSA SUMMER CAMPING- BADEN POWELL COUNCIL

THE BADEN POWELL COUNCIL, Boy Scouts of America has completed its summer camping season at Camp Tuscarora in Gulf Summit and Camp Barton in Trumansburg. Tuscarora Scout Reservation was established in 1953 and consists of 1200 wooded acres on the Pennsylvania-New York border, including the 14 acre Summit Lake. Over 40 Merit Badges offered by trained counselors were offered this season. Camp Barton has completed its 85th year of operation and fronts on Cayuga Lake. The camp also features the majestic beauty of the 120 foot high Frontenac Falls. The camp offered many water-front activities including jet-ski's, NYS Boaters safety, sailing, Introduction to scuba diving and its Helmsman program. Shooting sports, Nature badges and many other programs were also offered by their trained staff.

26 Boy Scout Troops and 7 Cub Scout Packs from the Hiawatha District which covers portions of Broome and Tioga counties camped at the Baden Powell Council Council camps this summer. Included were: Camp Tuscarora--Troop 5-High St. United Methodist Church, Binghamton, Troop 68-Windsor Masonic Lodge 442. The Troop also sent campers to Camp Barton. Troop 60-The LDS Church Owego, Troop 42- Candor Masonic Lodge 411, Troop 202-First Baptist Church, Endicott, Troop 234-West Corners Fire Company, Troop 83-Conklin Kiwanis Club, Troop 110-Primitive Methodist Church of Johnson City, Troop 213-Union Center United Methodist Church, Troop 212-Maine Masonic Lodge 399, Troop 208-Our Lady of Good Council Church, Endicott, Troop 201-First United Methodist Church, Endicott, Troop 236-Northminster Presbyterian Church, Endwell, Troop 284-Knights of Columbus Council 1839, Endicott, Troop 43-Park Terrace Community United Methodist Church, Apalachin, Pack 100-Primitive Methodist Church, Johnson City, Pack 5-High St. United Methodist Church, Binghamton, Pack 37-St. Paul's Episcopal Church, Owego, Pack 212-Maine Federated Church, Maine, Pack 201-First United Methodist Church, Endicott, Pack 209-Homer Brink PTA, Endwell. Pack 243-Glenwood School Community Association, Vestal.

Camp Barton- Troop 38-First Presbyterian Union Church, Owego, Troop 30-Newark Valley United Methodist Church, Newark Valley, Troop 6-LDS Church-Vestal, Troop 32-Apalachin Volunteer Fire Department, Apalachin, Troop 221-Vestal United Methodist Church, Vestal, Troop 225-Memorial Park Baptist Church, Vestal, Troop 199-St. Francis of Assisi Church, Binghamton, Troop 17-Spencer Masonic Lodge 290, Spencer, Troop 36-Westbrook Masonic Lodge Lodge 333, Nichols, Troop 3030-St. Cyril's & Methodius Church, Binghamton.

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No matter what you have in mind for them, R.H. Osborne's World of Floor Covering has all the answers. They offer free estimates with their own certified installers and as always the more rooms you install the more discount you get.

Located behind the Hess Gas Station in Cortland at 4703 West Road, (Route 281), R.H. Osborne's World of Floor Coverings is open from 8am - 6pm on Monday, Tuesday, Wednesday and Friday, Thursday from 8am - 8pm, and Saturday from 9am - 2pm. Call them at (607) 753-9504 today, and get that floor done!



FASTENING FIDO'S SEATBELT WHY BUCKLING UP YOUR PET IS A SMART MOVE



IF DRIVERS BUCKLE UP CHILDREN to keep them safe, why not buckle up the family pet? While seat-belted Fido or Fluffy may sound far fetched, it's actually a way to help reduce auto accidents as well as keeping your furry friends from harm. Now that's something to chew on!

Whether it's a trip to the vet or a cross-country vacation drive, it's a good idea to make sure that everyone - including the family pet - buckles up for safety.

National safety statistics reveal that the number of pets riding in cars is at an all-time high, and the majority are traveling unrestrained.

"Many pets are considered family members, and just like young children, they must completely rely on the driver's wisdom to be safe inside the car," said Allstate New York spokesperson Krista Conte. "Pet passenger restraints aren't that expensive, but they can be invaluable in protecting both pets and passengers."

Pet product firms - and even car companies - have been developed a multitude of pet auto accessories, from chin protectors for dogs that like to hang out of windows, and doggie car seats that double as pet beds, to backseat hammocks, special bird carriers, designer carry bags for cats, and ramps that enable older pets to climb stairs into SUVs. Basic dog seatbelts costing anywhere from \$10-\$30 will properly restrain dogs while still allowing Fido's nose to stick out the window.

Conte says even pets that are always well-behaved during car rides can just as easily be the victim of a crash as the instigator of one. Regardless of an accident's cause, an animal can become a deadly

flying projectile upon impact (a 60-pound dog can cause an impact of 2,700 pounds), resulting in harm to itself and other passengers.

Demonstrating love by properly restraining pets in automobiles will provide a safer and more focused environment for the driver, passengers and surrounding vehicles by preventing the animal from:

Blocking rear window views

Roaming between seats and jumping between the front and back seats

Tearing and clawing upholstery

Noticing other animals in cars or near the road that results in ongoing barking

Escaping through an open door or window

Most importantly, never allow a pet to sit on your lap when driving. "Many of the same common-sense rules motorists use to protect children in a car also apply to animals," said Conte. "People don't drive with a child in their lap, and shouldn't do so with animals. You can show all the affection you want to your pet, but wait until you get home so you're not compromising the safety of yourself and surrounding motorists."

Allowing pets to become familiar and comfortable with being inside a vehicle before taking them on a journey plays an important role in reducing their anxiety when the wheels actually begin to roll. The calmer an animal is riding in a car, the less of a distraction it's likely to be. If an incident should occur in which a driver's dog bites another individual during a car trip, the driver's homeowner's insurance policy would cover any resulting injuries.

For More information and a new quote please call Shirley Eizember, Pinckney Insurance Agency, 41 Port Watson St, Cortland New York. 607-756-8505

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CHALLENGES NATURALLY PART ONE

SEEING THIS ISSUE IS DEVOTED to pampering our pets I figured it would be a good time to address taking care of them naturally as well. I have so much information that I will have to break it up into more than one issue. So let's get started.

Allergies: Yes pets get allergies as well as humans and this is especially true if you feed your pet cheap pet food. The cheaper food contains corn filler which is a big allergy trigger in pets, especially dogs. From doing research for this article I found that some dogs get itchy from allergies. So diet would be a good place to start. Then look at the shampoo you are using for them. After you have made those changes there are some herbs which might help. Liver Cleanse - to help clean and purify the blood. Allergies are most always connected to the liver. Burdock - is known to help itching in some dogs. Flaxseed oil is excellent for those dogs with dry skin and dogs like it also. Herbal Trace Minerals - It is great for keeping down animal dander. (Owners also benefit if they are allergic to their pet. It almost makes their animals hypoallergenic.)

Although this is not an allergy. Doggy odor all but disappears (making shampooing less necessary) when the dog drinks nothing but liquid chlorophyll in their water. Allergies put a stress on the immune system. Even if your pets scratching or other symptoms do not bother you; it is best to eliminate allergies.

Anemia: There are several reasons for anemia in pets. For cats the most common is feline leukemia (aka pan leukopenia). For other animals anemia is most commonly not caused by a virus but rather fleas, parasites, diet and liver health. A way to check if your animal is anemic (on a regular basis between vet calls) is to look at their gums. Get accustomed to the color of your pets and check frequently. Let's examine the causes individually. Fleas: There are three herbal products which

helps prevent flea infestation. Herbal Trace Minerals, Garlic - the fleas feast on the animal's blood. Adding garlic to their diet makes the blood unappealing to the fleas. There is a shampoo for lice which is natural and can be used to help with fleas. It contains Paw Paw. Parasites: I believe in periodically getting the stool of your animal tested. I know many people say they have used herbs successfully to get rid of parasites. Milk products bind iron. Milk is not healthy for humans or animals. If your pet is gassy and anemic, it might be due to a weak liver. It is the liver which stores iron and Vitamin B12 and copper. I would add Liver Cleanse or Dandelion if you suspect the anemia is caused by a weakened liver. There are less common causes of anemia which should be addressed under the care of a competent animal health professional.

Arthritis: Probably the most common cause of arthritis in animals is eating table scraps. Dogs cannot digest foods (even meat - unless cooked at a low heat as in dog food) when they are cooked. One of the best things to help your dog not develop arthritis is to watch their diet. Things to help reverse arthritis are: Liquid chlorophyll in their water, Alfalfa (which is very alkalizing) and a good calcium supplement. Skeletal Strength is a very good calcium supplement and the dogs think it is a treat. If the dog has had arthritis for a long time, herbs such as Joint Health with Devil's Claw might be necessary.

Well I guess that is where I will have to stop this time but watch for the next issue for the next set of health challenges in our pets that we can help them with naturally.



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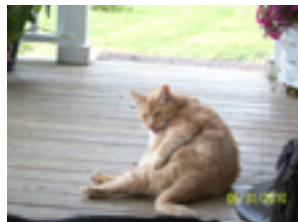
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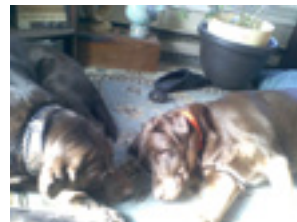
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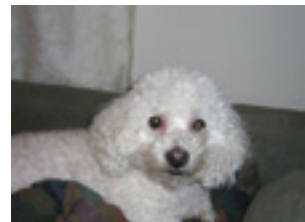
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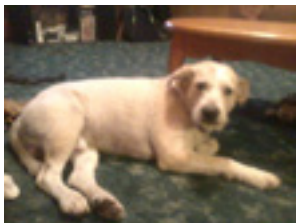
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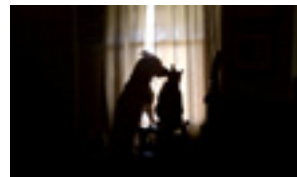
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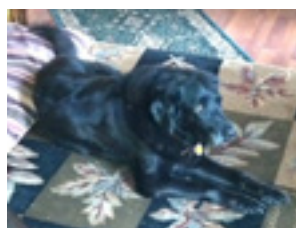
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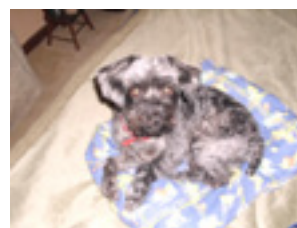
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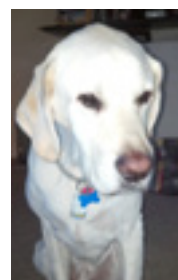
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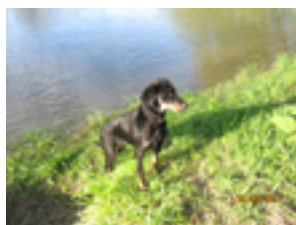
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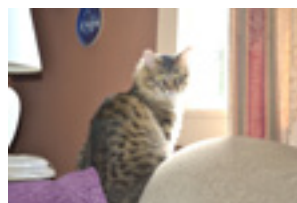
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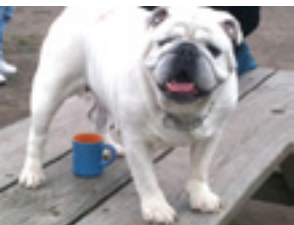
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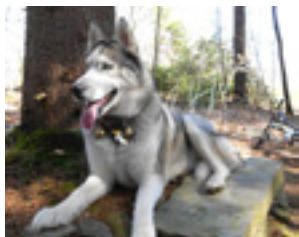
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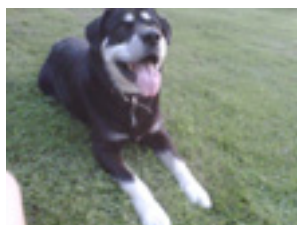
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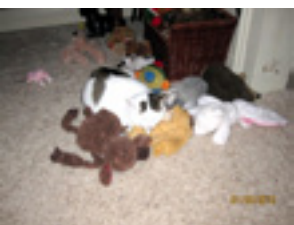
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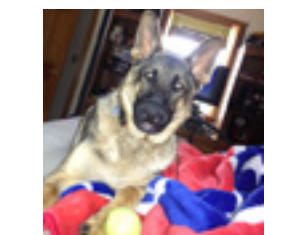
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MIKE'S FISH TANK COMMUNITY FISH

A LOT OF PEOPLE ASK me what fish get along with other fish. Community fish like most tetras, dwarf gouramis, mollies, platies, cory cats, swordtails, guppies, rasboras, danios, plecos and most of the barbs are usually are good community fish. A lot of the barbs, bigger gouramis, sharks and some loaches can be more aggressive. The redbtail sharks are the most aggressive, although sometimes they are fine. The Bala, {tricolor} and Iridescent sharks are the most community. Of the barbs, the tiger barbs are the worst as far as aggressiveness, but things like the gold barb, green tiger barb, and the checkered barbs are usually fairly community. The only danio that can be a little nippy are the giant danios. The rainbowfish are almost always community and they like to school, so they look nice when there are several in a tank. Some of the bigger catfish, like the shovelnose or red tail may not be community when they get bigger because they'll eat small fish. They have huge mouths and can swallow up smaller fish no problem. So if you buy a baby, be ready because it will become a big fish. The same holds true for tinfoil barbs. Most stores sell the small version but they also become very big and may eat small fish. keep in mind that even the guppy or dalmation molly can become a bully. Any fish, no matter how community it is can become aggressive. It is somewhat rare but can happen. Aggressiveness is sometimes based on tank size. Community fish are more apt to quarrel with each other in a 5 gallon tank or a 10 gallon tank that is overcrowded. Put a bunch of semi aggressive fish in a 75 gallon tank and you may not see any aggression.

When it comes to aggressive fish, the fish farms recommend 1 oscar by itself. You may think that after several years of 2 or 3 oscars doing well together that you are safe. That may not be true. I have had quite a few people tell me that 2 oscars lived together for 5 years and one day they come home and one oscar is all beat up and dead. Aggressive fish are hard to predict. Things like devils, dempseys, convicts, parrots, and pacus may be fine for awhile and then one decides he's the leader and the fighting starts. Again, if your tank is 125 gallons or more, you may be safe. If they all have a lot of room, the aggression is subdued. Any questions, email us at friskyy@hotmail.com, or stop in and see us.

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CUSTOMER APPRECIATION DAYS" AT VALLEY VIEW GARDENS NURSERY & THE CINNAMON APPLE COTTAGE GIFT SHOPPE!

VALLEY VIEW GARDENS & THE Cinnamon Apple Cottage will be celebrating our seventh year at our Luker Road location by hosting "Customer Appreciation Days" a special week-long event during which we say "thank you" to our customers for their faithful patronage! Starting Saturday, August 25 through Saturday, September 1, Valley View Gardens and the Cinnamon Apple Cottage will reduce prices in the nursery and the gift shop up to 30% on select item and 10% of on all other items! Gift Certificates are always available! Join us for our first annual 'sidewalk sale'!

To make this week even more special, Labor Day is just around the corner! There is no better time or place to look for that special accent to beautify your home and yard for that holiday barbecue than at Valley View Gardens Nursery

and The Cinnamon Apple Cottage Gift Shop! We are stocked with splendid trees, shrubs, perennials, home décor and gifts, artistically arranged to suggest endless possibilities for your home and garden! Why wait until spring? Plant a fall garden now and watch it grow from your lawn chair next Spring!

Valley View Gardens is a professional landscape design and installation firm with more than forty years of experience. We can increase the value of your home with an eye-catching new landscape. If you are having a Labor Day weekend get-together, we can create and install a fresh new look for your yard or guide you in do-it-yourself projects as well. Give us a call! You will be amazed at the transformation of your landscape, and just in time for the big weekend, too!

Enchanting gifts for the women and men in your life abound at the Cinnamon Apple Cottage Gift Shop. Do some early shopping for Autumn Decor and Christmas Presents! Make up a basket of assorted quaint and comforting gifts for those special people in your life! The old fashioned "General Store" filled with a selection of Amish jams, salsas pie fillings (now 'Buy 2, Get 1 Free' while they last!) and so much more!

Framed art, inspirational plaques, luscious candles (with scents like "Hot Apple Pie" and "Butter and Maple Syrup") as well as an assortment of lovely wreathes, garlands, potpourri and handmade gifts fill every room. The Cinnamon Apple Cottage contains special section with gifts for the outdoorsman and nature lover. Hand carved decoys, bird statuary, bird watching books and recordings of bird songs are waiting for you! Thermoses, mugs, drinking glasses with fish, bear, moose, and eagle motif line the shelves of the American Expedition room. Your loved ones will love the unique items that are chosen for them! Or, better yet, chose something for yourself!

If you have any questions, please call us at 749-3130. See you this week as we help you help us celebrate "Customer Appreciation Days" at Valley View Gardens Nursery and the Cinnamon Apple Cottage Gift Shop! Bring a friend to Valley View Gardens and The Cinnamon Apple Cottage!

Our hours are Monday to Friday 9:00 a.m. to 5:30 p.m., Saturday 9:00 a.m. to 4:00 p.m., and closed on Sundays. We will also be closed on Labor Day.

Don't wait until the last minute to find what you're looking for at Valley View Gardens Retail Nursery and The Cinnamon Apple Gift Shoppe located at 3797 Luker Road, Cortland; just around the corner from Tops supermarket and across the street from Builder's Best Do It Center! Call for information at 749-3130!



BIKING WITH YOUR DOG

DO YOU MOUNTAIN BIKE? Do you have a good friend that watches you pull out the driveway as you leave for your ride? Your dog can also enjoy the fun and benefits of being in the woods or on trails as well. Dogs have a lot of energy and require exercise just like you or I. Depending on the type of dog you have will determine the extent of running he can do. Most medium to large size dogs from the hunting or working class groups (or a combination there of) do well with biking. Obviously a little dog with short legs will have a tough time trying to keep up. If you have a four legged buddy you want to take out on the trail for the first time it would be a good idea to talk to your dog's veterinarian about what you have in mind for him. It is important that your dog can deal with the rigors and intensity of a trail run. Mountain bikes can move right along at a good pace and cover many trail miles.

If the dog is just a puppy, it's recommended to leave him home until he is least 6 months old. After he has gotten a little older, start your first slow and short ride someplace where you can work out the little details. Dogs are instinctively pack animals and if you lead they will follow. Since he will be off the leash for the ride/run he needs to know a few important commands. The most important ones are "stay" and "come". Control of Fido is very important because of all the distractions on the trail. Distractions come in many forms, such as other people and possibly their dogs, horses, deer and vehicles. If you start your ride from spot near a busy road, it might be a good idea to keep him on a leash until you are ready to leave for the ride.

I have found that the best way to break him in is to take him on a group ride with other well behaved dogs. He will most likely be so excited to be in the woods, around you and the other dogs that he will follow without question; again it's the pack idea.

Before you hit the trail you should have a check list for Fido. Your list should include a water bottle just for him, a leash, and some first aid supplies and maybe some treats to lure him back when he strays (cut up hot dogs in a baggie worked for me).

So, you and dog are headed down the trail, now what? Well you'll find that while you are following some kind of trail, your 4-legged buddy will be running from one side of the trail to the other, smelling all those scents that drive dogs nuts. Some dogs can put on half again as many miles as the rider, so keep that in mind when watching your mileage because he will have more. Most dogs will want to be out front, but because of their sniffing, they may lag for a few seconds and then come charging up thru. It's important for you to hold your line, because that is what the dog is expecting. A few things that the new trail dog must learn and that is to stay away from the bike's front wheel or even stopping in the middle of the trail, not good. Usually if you shout "Go!" works, but sometimes a collision happens. Both you and the dog need to be alert and aware of what is going on. Sometimes a friendly low speed bump from your front wheel to the dog's rump or tail can quickly bring this point clear. A few applications of this can burn it into his mind. An ounce of prevention is worth a pound of cure.

Mountain biking with your dog can be a challenge, but patience and time will make it worth the effort. Just remember, that it will be difficult to pull out the driveway without taking your riding buddy along. If you are a cross country skier, this same kind of fun can continue when the snow flies.

Happy trails to you!



PENCIL POINTS

Pencil Points are tips for residential design and planning issues often encountered by homeowners, builders and developers. This information is provided by Applied Design Research Associates as general interest based on current NYS Building Codes and is not intended as professional guidance for any specific project. For answers to specific design questions feel free to contact ADRA at (607) 844-4601 or consult the yellow pages under Architects for the name of other registered design professionals in your area. You can also write or email ADRA with additional questions to be researched and published in subsequent issues of this paper.

ADR Associates- P.O. Box 306, Freeville, NY 13068 adra@twcny.rr.com

CONSTRUCTION PERIOD CHANGE ORDERS AND HOW TO MINIMIZE THEM

CONSTRUCTION PERIOD CHANGES THAT GENERATE adjustments to the cost, completion time or both seem to be common elements on many building projects. Change Orders occur when the scope of required work covered under the contract must be modified so the project can be completed. Conditions that can generate changes on a project include:

- An unforeseen condition (like discovery of a large boulder during excavation or an old buried oil fuel tank that must be removed and legally disposed of),
- The client's desire to change the design during the construction phase (like re-design of the rear deck to handle the weight of a six person hot tub, altering the run of stairs and bottom landing to permit a pool table to be placed in the Basement Family Room, etc)
- Changes to product specifications (performance, dimensions, weight) or a product substitution that necessitates modification to the original design,
- A design error or omission by the design professional that requires re-design and re-estimating by the builder,
- A construction error by the builder or vendor that may be too costly to demolish and replace so a design change must occur to accommodate the new condition,
- Lengthy construction delays caused by adverse weather conditions (NOTE: weather related damage to the construction site is usually covered under the builder's insurance package),
- Off-site material or product delays caused by third party suppliers beyond the control of the builder that results in unanticipated product changes or accepted the delay (such

as the scarcity of plywood after a major disaster, lack of access to certain materials when companies that produce it go on strike, a large scale product recall where there is no reasonable substitute, etc)

A request for a contract change can be proposed by the Contractor, the Design Professional or the Client. The Contractor's request might be to substitute a concrete block foundation wall for a poured basement wall because his mason can be on the site two weeks earlier than the concrete subcontractor can arrive resulting in a change to both the contract price and overall time to complete the project. His request for a change order would indicate the difference in cost of work for each wall system and the (add or deduct) number of days that the contract time would be adjusted. Upon receiving this detailed information, the Architect reviews the proposal and recommends either acceptance of change order to the Client or returns the proposal to the Contractor for additional information and/or cost justification.

The Architect might also request a change order proposal from the Contractor based on a product change from one window manufacturer to another that offers additional exterior frame color options for the same price resulting in a change in contract time but no cost difference. Adjustments to the total contract time can be as important as changes to the contract price when time is of the essence for the Client who must move into their new home after selling their current residence. When the project completion date is critical, the Architect sometimes includes an incentive/penalty or liquidated damages clause in the Owner-Contractor agreement to entice the Contractor to finish the work in a timely manner. When an incentive/penalty clause is used, the Contractor is obligated to reimburse the Client a specified amount per day for each day the project exceeds the agreed upon Closeout date, however, the Contractor also has the opportunity to receive a specified incentive bonus for each day the project is successfully completed ahead of schedule. A time-based Change Order request such as a delay for adverse weather, effectively adds days to the contract completion date to protect the Contractor from undeserved penalty charges.

By contrast, the liquidated damages clause provides no incentive option for the Contractor, only a penalty for not finishing on time. In this instance, the penalty amount is defined by the actual quantifiable value of loss the Client will incur if the project is not completed. If the client has sold their home and the new owner expects to move in by a certain date, the Client might be required to pay a set amount in 'rent' per day for late departure because the new owners were delayed moving in, or the Client may be required to rent a motel room or apartment until their home is ready to occupy. The rent, temporary storage of furniture and household goods, plus food costs could be the basis of the daily liquidated damages value.

Presuming the Architect has been hired for construction period services on the project, he/she is familiar with the change order process and endeavors to encourage prompt reporting, estimating and approval (or rejection) of change orders as the project moves forward to avoid unresolved decisions and disputed costs at the end of the job. As a rule of thumb, the total value of change orders for a new project should remain 5% (or less) of the original contract price, whereas the total value of change orders on an alteration project, where additional unforeseen issues can occur in an older, pre-constructed structure, should not exceed 8% provided the design professional's research and construction

documents for the project are accurate and thorough. Either way, the Architect's recommendation that the Client carry a 10% contingency over and above the contracted price should accommodate all probable changes so the project can proceed without delay for lack of funding.

NEGOTIATING DESIGN SERVICES FOR YOUR PROJECT

The process of defining and negotiating the appropriate scope of professional design services for almost any project, including the design of a home or addition, can be a challenging undertaking for the typical residential client. Unlike the purchase of an existing home, a vehicle, new furniture, or any mass-produced product, a new home or addition doesn't exist at the time design services are determined. Several options for establishing the value of design services may be available to the client including:

- Hourly Charge Rate(s) plus standard expenses for actual time incurred on any phase of the project for which the Architect's services have been requested,
- Fixed Sum for all work performed through issuance of the Building Permit (thereafter, the Client might assume control of construction period services and call in the Architect when needed at the Architect's standard hourly rate plus expenses. [The Fixed Fee is a guaranteed sum agreed upon by all parties in advance of the project being designed],
- Fixed Sum including Construction Services for all work performed by the Architect from initial design consultation through project closeout,
- Not-to-Exceed Fee as a percentage of the actual construction cost through issuance of the Building Permit (thereafter, the Client might assume control of construction period services and call in the Architect as needed at the Architect's standard hourly rate plus expenses. [The Not-to-Exceed Fee is a guaranteed maximum sum based on well defined project program elements against which the design professional bills at his hourly rate(s). Should the project go forward without delay or substantial re-design, the client could save money when the final design bill is less than the NTE Fee limit].
- Not-to-Exceed Fee as a percentage of the actual construction cost for all work performed by the Architect from initial design consultation through construction services and project closeout,

So, why do design professionals offer so many service fee options? First, service fees and the anticipated time to complete all requested design tasks can be difficult to predict where a client's initial design program may lack sufficient detail or the menu of services to be performed is lengthy. A client could also want to consider two or more building sites that the Architect must evaluate for best house placement, views, availability/cost of utilities, extent and cost of general site work, etc, before making a final decision to purchase the preferred lot. To save money, a client might also wish to manage construction period services on his own as long as he/she has the time, expertise and objectivity to do so effectively.

In a perfect world, the Architect meets with the prospective Client, the Client presents the Architect with the detailed design/space program, then the Architect develops the design in conjunction with the applicable building code and local land use requirements that pertain to the chosen site. Once Client has approved the design concept, the Architect then prepares the required construction drawings and specifications; a suitable contractor is selected; the building permit is acquired; the home is constructed and the family moves in on time with no setbacks... wishful thinking! Fact is, we don't exist in a perfect world. The real world can be messy:

- The Client may not understand how to develop a detailed program statement that describes the accurate size, number and

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interrelationship between spaces other than sketching some preconceived ideas on a sheet of graph paper or offering a file full of cut sheets from various home design magazines, or the Client partners may be conflicted on how to prioritize elements and/or the \$\$\$ budget on the project, so the design professional will need to assist the Client in building the design program and making critical choices,

- The selected building lot may have substantial site challenges, utility easements, and setback requirements that dictate where the home can be located or how the foundation and basement must be constructed (example- clients often desire a walkout basement that can be used for future recreation rooms or bedrooms, yet seldom realize that a walkout basement is best achieved on a south or west sloping site, not on a flat lot),
- A chosen lot may be subject to specific land use regulations or possible zoning review if the preferred design is not able to comply with all applicable zoning requirements. The Client's lawyer or Architect may need present the design proposal to the local Planning Board, Site Plan Review Committee, Historic Preservation Group, or Zoning Appeals Board to obtain approval for the project (sometimes with significant modifications),
- For Additions and alterations to an existing dwelling, the Architect will need to make measured drawings of the current structure before he/she can focus on the new design. In some cases, exploratory field cuts may be needed to determine the nature and integrity of old construction or to test for the presence of hazardous building materials,
- A scaled study model or 3-D virtual view might be developed to show the untrained client how a detail or suggested addition might look in three dimensions,
- The Client might need the project completed on a fast track basis where phased occupancy of the dwelling is planned, especially when undertaken in an occupied home.
- The Architect may also be asked to prepare defined scope construction drawings where a portion of the work will be done by the Client and other portions of the work will be completed by a Contractor.
- Some Clients may also request that more detailed construction documents be prepared for bidding to several local Contractors in the hopes of profiting from a competitive bid climate versus negotiating the cost of the project with just one builder.

Many factors can affect the value of design services that must be clarified prior to either party agreeing to a \$\$\$ number that adequately addresses the true scope of the project. Some design professionals and their clients suggest the best way to start a project is to hire the Architect at an hourly rate where the client and Architect work together to develop a well defined design program that reduces the number of variables to a minimum, then establish a Fixed Fee or Not-to-Exceed Fee for the remainder of the Project.

TIME TO BUY: ITHACA & CORTLAND HOUSING MARKET SHOWS CONSISTENT IMPROVEMENT

By Kevin J. McMahon
President, Tompkins Cortland Builders & Remodelers Association

FOR ANYONE IN ITHACA OR Cortland waiting on the sidelines for the housing market to show signs of recovery before buying a new home, that time has come. According to the National Association of Home Builders/First American Improving Markets Index (IMI), economic indicators show that this area has been steadily improving for at least six months.

The following local housing information data was collected from Trulia.com

Average price per square foot for Ithaca NY was \$136, a decrease of 4.9% compared to the same period last year. The median sales price for homes in Ithaca NY for Apr 12 to Jun 12 was \$199,000 based on 97 home sales. Compared to the same period one year ago, the median home sales price decreased 6.4%, or \$13,550, and the number of home sales decreased 41.6%. There are currently 350 resale and new homes in Ithaca on Trulia, including 6 homes in the pre-foreclosure, auction, or bank-owned stages of the foreclosure process. The average listing price for homes for sale in Ithaca NY was \$305,166 for the week ending Jul 24, which represents an increase of 1.3%, or \$3,836, compared to the prior week.

Average price per square foot for Cortland NY was \$83, an increase of 1.2% compared to the same period last year. The median sales price for homes in Cortland NY for Apr 12 to Jun 12 was \$114,950 based on 2 home sales. Compared to the same period one year ago, the median home sales price increased 4.8%, or \$5,250, and the number of home sales decreased 94.6%. There are currently 200 resale and new homes in Cortland on Trulia, including 1 open house, as well as 8 homes in the pre-foreclosure, auction, or bank-owned stages of the foreclosure process. The average listing price for homes for sale in Cortland NY was \$304,057 for the week ending Aug 08, which represents an increase of 94.2%, or \$147,469, compared to the prior week.

The IMI is designed to track housing markets throughout the country that are showing signs of improving economic health. It measures three sets of independent monthly data—employment growth from the Bureau of Labor Statistics, house price appreciation from Freddie Mac, and single-family housing permit growth from the U.S. Census Bureau—to get a mark on the top improving Metropolitan Statistical Areas.

While tough conditions continue to prevail across much of the country, momentum is building in communities such as Ithaca & Cortland that are showing consistent, measurable improvements in economic conditions.

These steadily improving economic indicators should give potential home buyers more confidence, but they are far from the only reason to buy a home.

Owning a home is the foundation of the American Dream. The emotional benefits should be considered just as much, if not more than, the potential financial advantages. A home is a place to create family memories and build a sense of stability, pride and accomplishment. At the same time, it serves as a long-term investment that can provide for children's education and a home owner's retirement.

Not even the most well-connected, smartest economic experts can time the market to make sure they buy at the lowest point and sell at the top. Our area is on the upswing. With competitive prices, interest rates at record low levels, and plenty of banks willing to make loans to qualified borrowers, if you've been thinking about making a move, now is the time.

To find out more about home buying in Tompkins or Cortland counties contact www.tcbra.com or your local real estate professional.

TCBRA
PO Box 202
Cortland NY 13045
info@tcbra.com
local housing information from:
http://www.trulia.com/realEstate/Ithaca-New_York/
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BEWARE UNSCRUPULOUS CONTRACTORS

Kevin J. McMahon, President
Tompkins Cortland Builders & Remodelers Association (TCBRA)

IT'S AN UNFORTUNATE FACT OF life that after a natural or man-made disaster, there are people who will try to profit from a community's misfortune. Tornadoes, floods, hurricanes, earthquakes, wildfires, windstorms and other disasters can destroy lives and property without warning. Sadly, in the wake of the tragedy, unscrupulous contractors often flock to an area to take advantage of the distressed home owners who are trying to repair the damage or rebuild their homes.

But a fly-by-night contractor is one disaster you can prevent if you pay attention to some common warning signs. In fact, it makes sense to look for these signs when you are evaluating any potential contractor, whether it's for post-disaster repairs or a planned-for renovation to your home.

Here are some common warning signs:

Price and payment

- You're told you have to sign the contract today to get the quoted price, and that if you sign later the price will be higher.
- You're asked to pay the full cost in advance, before work begins. Paying a deposit of anywhere from 20 percent to 50 percent is common, however.
- You're asked to pay cash to a salesperson instead of a check, money order or credit card to a company.
- The salesperson says you're getting a special low price because you've been "chosen" as a demonstration project.
- The contractor asks you to sign over your insurance settlement check to him instead of paying him directly.

References

- The contractor doesn't have a verifiable mailing address for his business.
- The business has complaints that have not been resolved against them with the Better Business Bureau. You can find the nearest Better Business Bureau location at www.bbb.org/us/find-a-bbb/.
- The contractor won't provide references for past work, or the references can't be reached.
- The business has a bad review – or doesn't even appear – on consumer websites such as Angie's List (www.angieslist.com).

Contract and completion

- You're told that "a contract won't be necessary." Make sure you insist on a complete and clearly written contract signed by you and the contractor.
- You're expected to make final payment before the job is completely finished and you are fully satisfied with it. Find out if any of the work requires city or county inspection, and make sure that is done and you have paperwork to prove it before you make the final payment.

Paying attention to these warning signs will help you select a contractor who will do quality work, and stand behind it. For instance, did you know: if your house was built before 1978, the EPA requires that firms performing renovation, repair, and painting projects that disturb lead-based paint in pre-1978 homes, child care facilities and schools be certified by EPA and that they use certified renovators who are trained by EPA-approved training providers to follow lead-safe work practices.

You also need to make sure you and/or your contractor has your building project covered by current up to date insurance and workers compensation.

You worked hard for your assets; a little caution goes a long way in protecting them. If you own your own home, we suggest you ask for both Worker's Compensation and Liability Insurance certificates made out in your name with a current date and the expiration date. If your contractor is not protecting you and his workers, what else is he skimping on? From: PNPcraftmen.com

To learn more about finding a reliable contractor with an established business in our community or to learn more about the building trade, visit www.tcbra.com or www.nahb.org

CLOTHING DONATIONS REQUESTED

THE COMMUNITY CENTER IS ASKING residents to donate "gently worn" clothing for children and teens for the "Back to School in Style" program. Please bring your donations to the Cortland Youth Bureau at 35 Port Watson Street in Cortland. Clothing will be distributed on September 22. For more information call 607-753-3021.



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a	m	e	o	w	e	u	s	s	r	r	i	c
p	e	k	p	t	p	o	n	e	m	v	o	s
a	n	a	u	g	i	e	l	k	u	e	r	a
r	s	n	p	e	t	i	n	e	i	t	l	c
r	t	s	p	t	b	a	r	k	r	e	e	a
o	e	u	i	r	t	e	e	k	a	r	a	p
t	r	k	e	h	b	c	b	s	u	i	t	l
r	r	g	s	u	a	d	h	o	q	n	f	a
s	e	i	n	g	o	r	u	f	a	a	o	i
n	f	n	e	g	r	o	o	m	e	r	o	f
a	y	a	c	o	l	a	r	t	i	d	i	
n	e	n	i	l	r	e	t	s	m	a	h	s
r	h	e	l	t	r	u	t	f	i	n	c	h

- dog • cat • parakeet • bunny • turtle • groomer • pet • purr • fur • collar
 license • fish • aquarium • food • cage • board • veterinarian
 fish tank • leash • puppies • kittens • alpacas • snake • iguana
 bark • meow • gerbil • ferret • hamster • finch • parrot

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9			2		4	1	6	
	7						9	
5						3		
	6				8			
4								7
			6				2	
		3						9
	8						5	
5	1	7			9			8

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9	8	6	3	4	5	1	7	2
1	4	3	7	2	6	9	8	5
7	2	5	1	8	9	3	4	6
2	7	9	5	6	3	4	1	8
4	6	1	8	9	2	5	3	7
5	3	8	4	1	7	2	6	9
6	1	4	9	5	8	7	2	3
3	9	2	6	7	4	8	5	1
8	5	7	2	3	1	6	9	4

WORD FIND

k	s	g	l	o	v	e	s	p	m	u	j	y
b	r	a	k	e	q	e	g	k	o	v	h	f
m	i	l	e	u	k	l	c	c	t	p	c	a
s	u	f	a	q	t	i	u	a	o	o	u	s
b	h	d	e	a	t	t	b	r	r	t	s	t
r	i	e	i	l	e	p	t	t	m	o	f	b
c	k	r	i	p	t	o	s	e	r	i	t	f
j	s	e	m	m	r	t	r	c	i	i	i	s
r	t	k	o	s	e	s	o	a	a	n	d	g
t	e	c	a	l	p	t	s	r	i	f	e	r
v	j	e	s	a	o	i	t	s	h	i	f	t
t	b	h	l	m	e	p	h	k	o	t	o	m
k	i	c	o	u	r	s	e	n	g	i	n	e



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A PARAKEET OR COCKATIEL
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ONE HALF PRICE**
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OUR LIZARD KIT WITH THE PURCHASE
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10% OFF ANY WINE PURCHASE
NO EXCLUSIONS! with this ad -- expires 11/30/12

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ALWAYS FEATURED AT DRYDEN WINE AND SPIRITS
• 15% DISCOUNT ON WINE CASE BUYS
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FREE PERSONALIZED WEDDING LABELS OR SPECIAL
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A Wine & Spirits Store & So Much More!
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ONLY 1/8th Page Ad In
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**COMING IN SEPTEMBER!
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- Lopi Cape Cod**
- .48 Grams Per Hour Emissions
 - 81% Efficiency

Winner of these Industry Awards

- Wood Products
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Lopi Hybrid Flush Wood Plus

- .58 Grams Per Hour Emissions • 81% Efficiency
- SOME OTHER COMPETING BRANDS**

Jotul 2.4-7.14 grams per hour 63%-72% Efficiency
 Hearthstone 1.9 - 4.3 grams per hour 63% Efficiency
 Harman 2.3 - 5.2 grams per hour 63%-72% Efficiency
(These numbers taken from EPA's published list of certified stoves, May 2012)



AVAILABLE

There IS NO Competition!

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"I am proud that my son Anthony served in the United States Marine Corps. He was stationed overseas three times, and was wounded more than once. Although he is now home, many are still serving their country. I would like to thank all of our Troops for their loyal service. Hearth & Home is proud to offer a **10% discount** on any stove or fireplace to any Veterans, whether active, in reserve or retired". Jay Fell, Hearth & Home.

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The New 616 Gas Insert by Travis Industries
 616 Square Inches of glass fits most wood fireplaces

AVAILABLE NOW!



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Come see WHY Travis Industries has continued to blow away all other brands and become American's favorite Gas Insert!

Travis 616	AS Compared to	Jotul 550DV	Mendota 441
Square Inches of Viewing Area:		616	605
Media Options:		3	2
Turn Down Ratio:		70%	58%
Hearth Requirement:		12"	16 1/8"
Approved to Alter:		Yes	No
Zero Clearance Fireplace:		Yes	No

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