

In Step with Alice Steppe

Vol. 4 Issue 1



house

hunters

We Have an Air Date!

Our show will be on HGTV
Tuesday, April 3rd at 10:00 pm



You can now register to vote online. Go to www.indianavoters.com to register to vote online. You MUST have an Indiana Driver's License or State ID number in order to do online registration.

October 9, 2012 is the last day you can register to vote for the November 6, 2012 Presidential Election.
Don't delay - Register Right Away!

If you have seen any real estate news lately, it speaks about the increase in pended properties. Good news! I have been so pleased with the amount of traffic that is coming to my listings, along with offers and negotiations, pendings, sales closed. But not everyone is feeling so pleased or having this experience. Whether you are buying or selling...it comes down to two factors...PRICE and CONDITION! Today's buyers come to your home with high expectations of your home and you as seller. They expect a lot all the way around. Today's sellers are hopeful in that they know their homes are in a competition for buyers in the market place. Sellers also learn what today's buyers want. It can be an emotional rollercoaster as a seller because first you prepare your home, then have prospects come through in open houses and showings, then wait for an offer or offers, then negotiate. How do you feel like you have any control over anything in the process? Negotiations in an ideal world give something to everyone and takes compromise on both sides. How does your realtor help you? The most important part of an offer is turning it into THE offer and getting the process moving forward to the closing table. Losing an offer is a painful experience. I will be there to help you every step of the way. COMMUNICATION is a realtor's best friend and often biggest challenge.

In This Issue:

Major Moves —
Allisonville Road Project

Introducing:
Janco Locksmith

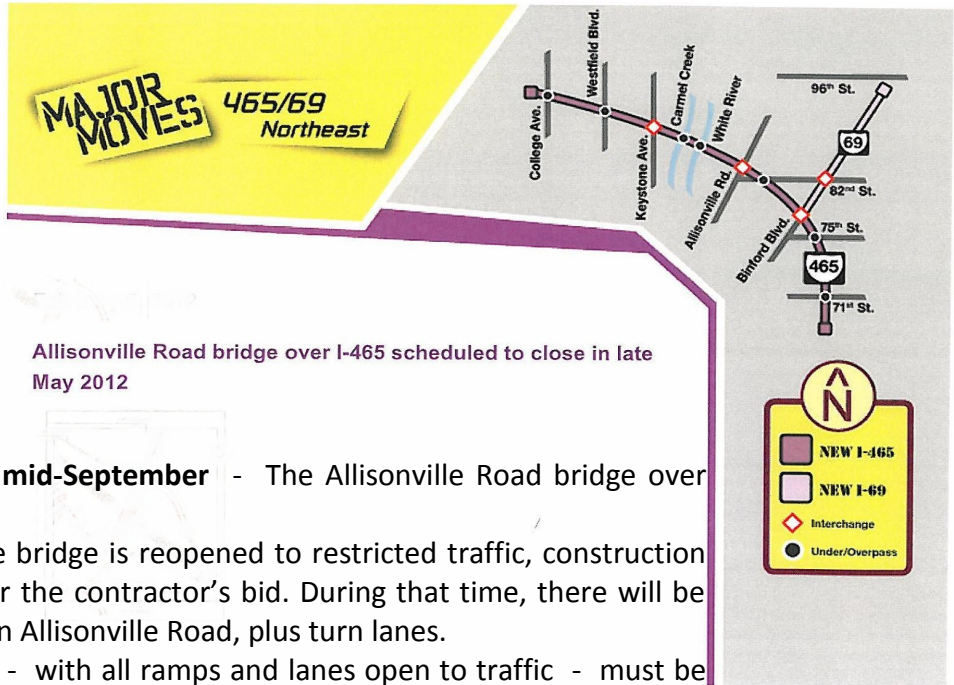
Exercise for Healthy
Heart

My Business

In Step with Alice Steppe

As part of the reconstruction of the I-465/Allisonville Road interchange, the bridge over I-465 will be closed for 110 days. Below is the anticipated construction schedule for the project:

- **March to May** - The contractor may begin prepping the construction site or performing major offline work such as embankment construction, but no lanes or ramps will be closed.
- **Late May** (likely after Memorial Day) **to mid-September** - The Allisonville Road bridge over I-465 will be closed.
- **Mid-September to November** - After the bridge is reopened to restricted traffic, construction will continue for an additional 25 days, per the contractor's bid. During that time, there will be two through lanes open in each direction on Allisonville Road, plus turn lanes.
- **November 2012** - All major construction - with all ramps and lanes open to traffic - must be



As part of the bridge closure, the four ramp movements that direct traffic over the bridge will also be closed:

- Westbound I-465 to southbound Allisonville Road
- Eastbound I-465 to northbound Allisonville Road
- Northbound Allisonville Road to westbound I-465
- Southbound Allisonville Road to eastbound I-465

Further, two additional ramp movements will briefly close during the bridge closure for a maximum of 15 days each. Those movements are:

- Northbound Allisonville Road to eastbound I-465
- Southbound Allisonville Road to westbound I-465

Efforts to get the word out about the I-465/Allisonville Road project

The project's outreach team is planning a public open house prior to the bridge closure and plans to notify area residents and businesses of the event via a postcard mailing to the 46250 ZIP Code, an e-invite, a text message and a news release to area media outlets. Be sure to check future e-newsletters for updates or text DRIVE to 772937 to receive project updates via text message.

If you would like the project team to present to your organization regarding the I-465/Allisonville Road interchange project - including information about the new interchange configuration, construction schedule, detour routes and other construction related items - contact Project Outreach Manager Andrea Farmer at 317-631-6400 or andrea.farmer@borshoff.biz. More information about the project can also be found at www.allisonvilleroad.com.

In Step with Alice Steppe



super service spotlight

Janco Lock Service

Jan Cornett, owner

6304 N. Temple Ave. • Indianapolis
465-1818 • jancolock.com • Overall grade: A

A one-woman operation, Jan Cornett's locksmith service has been in business since 1984 and has earned 12 Super Service Awards.

"I care about people and I enjoy the work."

BONDED • CERTIFIED • INSURED
- MOBILE SHOP -

JANCO LOCK SERVICE

317-465-1818

J CORNETT, CRL
jancolo@sbcglobal.net



You can draw parallels between bass fishing and working as a locksmith, Jan Cornett says: "I've learned that they both take focus and patience." She excels at both: When she's not bagging 5-pound largemouth bass, she's reeling in customers and Super Service Awards.

Cornett says running a one-woman business provides flexibility, but when she can't offer her services, she's dedicated to providing customers a timely solution by referring locksmiths she considers honest and competent.



American Heart Association®

That Dreaded Word - Exercise!

DAILY EXERCISE HAS THE POWER TO.....

- Reduce the risk of heart disease by improving blood circulation throughout the body
- Keep weight under control
- Improve blood cholesterol levels
- Prevent and manage high blood pressure
- Prevent bone loss
- Boost energy level
- Help manage stress
- Release tension
- Improve the ability to fall asleep quickly and sleep well
- Improve self-image
- Counter anxiety and depression and increase enthusiasm and optimism
- Increase muscle strength, increasing the ability to do other physical activities
- In older people, help delay or prevent chronic illnesses and diseases associated with aging and maintain quality of life and independence longer

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MY PENDINGS



1010 N. Bard Lane
Carmel



4903 E. 70th Street
Washington Township



6704 Colville Place
Lawrence



9354 Aberdare Drive
Lawrence

MY ACTIVE LISTINGS



11216 Baywood Lane
3 Bedroom, 2 Bath Ranch
Lawrence
\$124,900



7847 N. Chester Avenue
4 Bedroom, 2-1/2 Bath 2-Story
Washington Township
\$139,900



251 W. Hanna Avenue
3 Bedroom, 2 Bath Brick Ranch
Perry Township
\$79,900



2850 Moller Road
3 Bedroom, 2 Bath Brick Ranch
Speedway
\$124,900



5714 Mornay Place
2 Bedroom, 1-1/2 Bath Condo
Pike Township
\$77,500



6350 North Meadow Circle
3 Bedroom, 2-1/2 Bath 2-Story
Pike Township
\$129,900



6921 Thousand Oaks Lane
3 Bedroom, 2 Bath Ranch
Wayne Township
\$121,900

Thank You

To all of my past,
present and future Clients/
Friends, I Just wanted to say
Thanks for giving me the
opportunity to work with you for
the sale and/or purchase of your
home. You allowed me into your
life and I'm so grateful for that.
Working with you and for you
is such a great pleasure!