

DOCK LINES  
Olverson's Lodge Creek Marina & Boat Sales, Inc.  
Port & Starboard Real Estate, Inc.  
September 15, 2010

**WINTER-LY REMINDER!**

Management requests/recommends that all boat engines be winterized. Should winter storms cause power failures – no power - no heat - can cause cracked engine blocks.

Thermostatically controlled marine grade heaters may be used if a vessel is not winterized. Same may only be used with inspection, approval and permission by management. "Engine block heaters" absolutely may NOT be used. There will be a \$60/monthly charge for vessels plugged into electric service December through March. If you're not going to winterize, make an appointment with Stephen Trice for heater inspection: 804-529-5071.

**BAD NEWS.**

We so sorry. We're no longer able to provide used oil disposal here at the marina. If you change your own oil, you'll have to dispose of it at Northumberland County's Horsehead Waste Center near Burgess, at some other off-site location, or hire a local marine maintenance contractor to change your oil.

**GOOD "NEWS REPORT"!**

Rick and Linda Heilbron, A-Dock, report that recently when their granddaughters visited, rain, thunderstormy weather inspired them to make a luncheon outing to fellow A-Dockers' "YESTERDAY'S" restaurant in Montross. Their "tween-12-year-old" was so impressed that she insisted upon personally thanking her hosts/chefs, Bruce Newbold & Danny Vaughan. The Heilbrons enjoyed/extolled both the wonderful meal and scenic trip. We second that emotion! Danny & Bruce's place can't be beat! Check 'em out. It's worth a galavant North.

**MORE GOOD NEWS!**

For those of you who have interest in the state of real estate affairs in the Northern Neck, for the second month in a row, real estate sales in Northumberland and Lancaster Counties have doubled and/or tripled compared to seven, eight months ago. While there has definitely been "adjustments" in fair market value, the Neck has not fared nearly as badly as other parts of the country. The Northern Neck is still a great place to invest in real estate.

Viz., Port & Starboard has listed for sale, a "cream puff" use-like 3BRs, 2BA home, on a low traffic, quiet side street in Heathsville with a lovely garden setting and valuable A-1 zoning. It's only a 5 minute drive to the boat ramp, library, grocery store, and a "doc-in-a-box". Similarly, it's but a 5 minute walk to fine dining at Rice's Hotel-Hughlett's Tavern, the post office, farmer's market, library, etc. The sellers have instructed us to let everyone know they'll let it go for \$100k net to them. Recent comparable sales would have justified it being listed at \$135-139k. If you know anyone who'd be interested, please call our Port & Starboard Real Estate number: 804-529-5555. Thanks!

**THANKS BE TO ALL THE KIND FOLKS...**

...who have bragged on Olverson's Marina as a great place to be, as posted on activecaptain.com website! Check THAT out for great boating info provided by Jeffrey & Karen Siegel, part time denizens of Olverson's.

**THE "FRED & CAS SNOWBIRDS" ARE HEADING SOUTH AGAIN SOON.**

It's back to the "cruising life style" once again, the end of October. But that doesn't mean we won't be working. *Au contraire!* Please feel free to call Fred if you have any marina or boat sales matters you want to discuss: 804-456-0251 Cellphone. Please call or email Cas if you have any interest in buying or selling real estate in the Northern Neck: 804-529-5555 Office Number; 804-334-8045 Cellphone; or, cas@realtor.com. We'll be back for a couple weeks for the end of year holidays. And, for Lodge Creek Yacht Club's "Margaritaville"-themed Change of Watch, end of February. If you haven't already, hitch up with LCYC & have a great time all year round!

ENJOY YOUR AUTUMNAL BOATING. IT'S THE BEST BOATING ALL YEAR LONG.  
Fred & Cas Olverson, Stephen & Jodi Trice, Lynn Olivier & Mann Jackson