

- coldwellbankervi.com
- www.buyintheusvi.com
- lorine@lorinewilliams.com
- 340.690.9628 Cell

St. Croix Real Estate reviews

Featuring Real Estate Market Updates and Local News of St. Croix, USVI

MARCH 2014

Jasmine Campbell Represents V.I. in Olympics

The apple doesn't fall far from the tree. Like her father before her (Albertville, 1992), Jasmine Campbell represented the Virgin Islands in the 2014 Winter Olympics. The 22-year old Alpine skier competed in the slalom and giant slalom events, as did John Campbell, her dad.

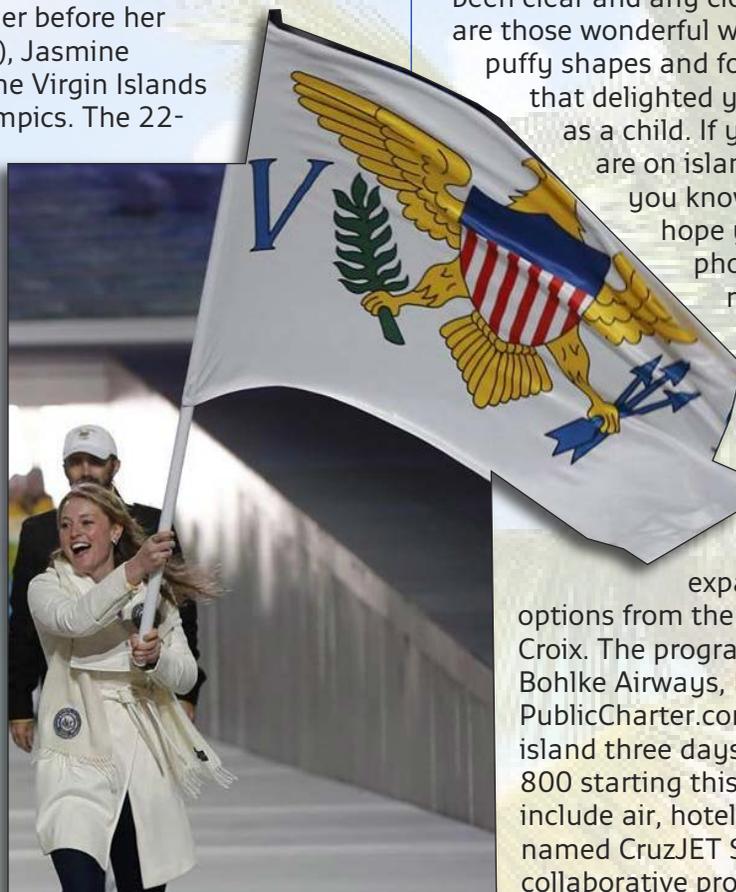
Born on St. John, Campbell lived on our sister island until she was nine. When the family moved to Idaho, Jasmine took up ski-racing.

During opening ceremonies in Sochi, Campbell carried the V.I. flag for all the world to see. According to the V.I. Olympic Committee, she found the experience "surreal."

"I was able to meet with tons of interesting people from countries I know I'll never be able to pronounce.... It was a real honor and privilege to be a part of that," the Committee reported her saying.

Campbell finished 43rd in the women's slalom, a night event held under the lights. "This was my last race in Sochi, and I just wanted to make the best of it, try my hardest and try to make those supporting me proud. I loved that the hill was so steep and challenging--I've never skied anything so steep and so icy," she said.

Jasmine Campbell is the second woman from the USVI to compete in Alpine Skiing at the Winter Olympics.



Jasmine Campbell carrying the V.I. flag in Sochi.

Message from Lorine...

Dear Friends,
Our spring has been delightful. The skies have been clear and any clouds are those wonderful white puffy shapes and forms that delighted you as a child. If you are on island



you know what I'm talkin' 'bout. If not, I hope you can come back soon. This photo is a snap shot that my neighbors Peter and Carole Meyers took with their underwater camera, right off the beach at Candle Reef condos. Not a bad front yard!

New St. Croix Flights Proposed

A new joint venture may bring expanded flight and travel package options from the New York tri-state area to St. Croix. The program, a proposed alliance between Bohlke Airways, Miami Air and PublicCharter.com, would offer non-stops to our island three days each week on a Boeing 737-800 starting this fall. Travel packages would include air, hotel and fun activities. The program, named CruzJET Service Alliance, is a collaborative project of the St. Croix Economic Development Initiative (SEDI,) VI Senator Sammuell Sanes, and the "Workation" (Work-Vacation) Incentive Program.

Two Tax Bills this Year

For your budgeting consideration: 2013 tax payments we be split into TWO bills this year. The first is scheduled to be issued in July and the following in the fall. As in previous years, I offer a complimentary service for all my off-island taxpayers - I will hand carry your property tax payment to the tax assessor's office so you will have a stamped paid receipt in your possession for your permanent records.

We are Still a Buyer's Market

The sales activity in the last quarter has been very robust. It's a grand opportunity to purchase your slice of paradise at rock bottom prices and very low interest rates.

All the best, *Lorine*

*This newsletter written by Anne Salafia
annesalafia@gmail.com*



WAPA Conversion to Propane

WAPA's plan for conversion to propane fuel is underway. The power company hired Vitrol Virgin Islands Corporation to convert its turbines, install storage tanks, design infrastructure for conversion and supply propane to its plants. WAPA expects to lower fuel costs by 30% when the project is complete.

Last month, WAPA CEO Hugo Hodge presented plans to Coastal Zone Management. He said that the conversion would "lower electricity bills for business and residential customers, create a cleaner environment by reducing air emissions, including carbon emissions by 20%, and employ the latest designs in storm water control and management."

One of the cleanest burning fossil fuels, propane is non-toxic and produces no pollutants, said Hodge.

Vitrol, one of the world's largest suppliers of liquid gas, develops energy facilities around the world. It manages a worldwide network of oil and gas product storage terminals and will finance WAPA's up-front capital costs. It has already committed 54% of the \$91 million project budget.

Vitrol chose GRADE ALL, a local contractor, for the conversion's first phase: demolition, site clearance and earthworks at WAPA plants on St. Croix and St. Thomas.

Look for propane as WAPA's primary fuel source for power generation in late 2014.



Smash Season at CCT

Caribbean Community Theater's production of Rent packed the house. The rock musical opened February 7th and ran weekends through the 22nd. Despite somewhat controversial content, audiences raved. Most performances drew standing ovations.

"We are fortunate to have such a range of talent in our small community: outstanding dancers, singers, actors and musicians," said Lionel Downer who played Tom Collins. "A diverse group of talented people came together for the love of the production."

A cohesiveness among cast members evolved and made their camaraderie on stage believable. Downer attributes the show's success to Director Michael Armendariz who "brought energy, passion and enthusiasm to each rehearsal."

"This play meant a lot to Michael; he put an incredible amount of effort and spirit into it," said Dr. Charlie Braslow. Braslow, who has performed in 20 CCT productions and directed seven, made a cameo appearance. "I am a natural ham. I will take any opportunity to be on stage," he said.

Braslow is directing Duck Hunter Shoots Angel which opens March 21st and runs through April 5th. A comedy, Duck Hunter offers a moral. "It's about upsetting expectations of what people are like based on how they look," said Braslow. "Two backwoods duck hunters from Alabama initially appear as bumbling idiots but end up showing much more behind the surface. It's done in a very funny way."

In May, CCT presents Crowns, a gospel musical which Downer will direct.

Both Downer and Braslow encourage anyone who has considered acting to step up and audition—which is what Braslow did the day he bought his condo on St. Croix.

"It's been an incredible second lifetime for me to come here and get involved in the theater!" he said.



Krewe de Barkus



Irene Houma, Andrea Moeckell and Lucky Lucy.

Just like Mardi Gras in Louisiana, Mardi Croix cranks-up weeks out. Krewe de Croix hosts a slew of festivities that lead up to the famous Mardi Croix Parade on the North Shore, but everyone—including canines in costume—adores the dog parade in downtown Christiansted.

What chow wouldn't love looking like a lion for a day? Especially if the theme is "Underneath the Big Top."

Dogs (and owners) with a striking resemblance to circus performers strutted down the Boardwalk for the 8th annual Krewe de Barkus dog parade on February 8th. There was nary a snarl; big smiles and

laughter prevailed. You saw dogs done up as giraffes, lions, crocodiles, tigers, and butterflies. Prissy little things in bows and tiaras pranced along, too.

Dressed as lion tamers, Irene Houma and Andrea Moeckell won first place in the adult category with Lucky Lucy, the canine lion.

Other Mardi Croix events include the Mama Candy Dyer Rib Cook-Off, the Kallaloo and Gumbo Cook-Off, the hot sauce competition, the Krewe de Croix Ball and the Krewe de Croix Parade—all great excuses to bring out the New Orleans in all of us.

Feature Property of the Month

86 Concordia

Crisp and Contemporary! Outstanding North Shore home with modern flair is an entertainer's dream – open and inviting floor plan seamlessly flows from the alluring living room with sky-high ceilings, to the granite and cherry wood kitchen and out to the expansive gallery dramatically overlooking the Caribbean Sea. Effortlessly welcome friends and family in style – whether it is a refreshing dip in the solar heated pool, cocktails and card games upstairs in the entertaining den with its own balcony, or just relaxing the afternoon away while gazing out at the crystal clear Caribbean sky. 4 Beds/3 Baths, exquisite master suite, bonus office with built-ins, fully furnished, plus separate 1 Bedroom apt.

MLS 13-414 **\$695,000** *Call Lorine!*



ISLAND PROPERTIES

13 Beeston Hill

\$100K Price Reduction! Impeccable luxury mid-island home with newly poured concrete drive, new concrete pool deck and new grilling patio. First class in every detail.

MLS 13-2151 **\$699,000**



Colony Cove Condos

Owner Financing! Skip the bank with these two waterfront Colony Cove condos. 2 Bed/2 Bath, spacious gallery, pool and the beach!

MLS 13-2457 - **\$109,000**

MLS 14-532 - **\$125,000**



DEAL OF THE MONTH

6 of 45 Eliza's Retreat

Amazing Value! Priced to move 3 Bed/2 Bath home in popular Tulipan just seconds east of Christiansted, features a big open kitchen with convenient island, abundant counter and cabinet space, plus a gas stove, remodeled bath, and two sunny screened-in galleries. Pretty skylights in the master bath and kitchen let in lots of natural light. Separate laundry and loads of storage, plus no stairs and wheelchair accessible. Ask about possible owner financing. A steal at \$99K!

MLS 14-542 **\$99,000**



46B, 47 King St. Christiansted

Unique commercial rental opportunity in downtown C'sted – the landmark "Continental" building with attractive Danish arches, easy parking, pretty courtyard. 3 retail/office opportunities.

Call Lorine today!



ST. CROIX REAL ESTATE MARKET WATCH

CLOSED SALES COMPARISON : 2/28/12 – 2/28/13 VERSUS 2/28/13 – 2/28/14

| | 2012-2013 SOLD | AVERAGE DAYS ON MARKET | MEDIAN SOLD PRICE | 2013-2014 SOLD | AVERAGE DAYS ON MARKET | MEDIAN SOLD PRICE |
|---------------------|----------------|------------------------|-------------------|----------------|------------------------|-------------------|
| Home Sales | 92 | 280 | \$297,500 | 124 ↑ | 300 | \$296,500 |
| Condo Sales | 35 | 303 | \$125,000 | 68 ↑ | 313 | \$126,500 ↑ |
| Land under \$39,999 | 20 | 477 | \$27,750 | 33 ↑ | 268 | \$27,500 |
| Land over \$40,000 | 34 | 355 | \$69,500 | 33 | 387 | \$65,000 |
| Commercial | 8 | 292 | \$143,500 | 7 | 514 | \$600,000 ↑ |

Information from the St. Croix Multiple Listing Service

* The average sales price and the average days on market could be skewed greatly by only one sale or because of the small number of annual sales.

More Good News...

Nearly twice as many condos were sold in February 2014 than in 2013.