

Realtors Reporting Sales Increase

By JULIAN STENSTROM. One real estate broker called the other day in reference to last Sunday's article about why home sales were down.

"We aren't supposed to talk like that," he admonished us. "We're supposed to give the impression that the real estate market is rosy."

Frankly, friends, if we had given you the impression that the real estate market was rosy it would be like saying that the automobile industry had no employ layoffs and that dealers were selling cars as fast as they came off the assembly line.

It's sort of like the five-year old girl who asked, "Mommy, why can't my new baby brother talk?"

"Babies can't talk!" Her mother replied sharply. "Oh, yes they can," the little lady declared, "My Sunday school teacher read to us from the Bible that Job cursed the day he was born!"

And, like we said in last week's piece, home sales are off not only here but around the nation when compared to the previous year, according to the figures we quoted from surveys made by none other than the National Board of Realtors and published by the organization's public relations offices.

But, of course, there's all kind of news, some bad, some good. We have contended all along that one of the primary industries in Central Florida has been construction and when building almost ceases, the economic effects are bound to be felt by just about every other type of business.

It's also encouraging to note that apparently the bureaucrats in Washington finally got the message and they're seemingly doing what they can to get the building industry back on an even keel.

You see, it's a known fact that more than 5,000 different manufactured items go into the construction of a single home and if new homes starts in this nation are reduced as much as a million or more in a given year, it's bound to have tremendous effect upon the economy's entire engine.

There's little doubt but that the home construction industry will soon be in full gallop again and when that takes place the recessionary conditions we've been feeling in this area will fade away.

And, if the sales philosophy of these three existing homes sold for every single new home built and sold continues to hold true, there's a good chance

Sanford. Other developers are turning up the dials between PHA's offices in Tampa and Atlanta to get approval of proposed developments.

The Seminole County Board of Realtors last Tuesday was slated to hear a discussion on motivation by none other than Glenn W. Turner.

The large crowd gathered at the Quality Inn North in Longwood, however, came away disappointed. Turner did not make the meeting. The last word we had was that apparently Turner had gone to the wrong Quality Inn.

However, the time was put to good use when the Realtors were led in a discussion of the forthcoming multiple listing service by Realtor Cliff Jordan, chairman of the organization's new MLS committee which is providing the directions for the establishment of the service.

The initial print-out is now scheduled for first week in May and Jordan said his fellow Realtors and Realtor-Associates that everything was on schedule.

There are, however, a few questions which have not yet been resolved by the MLS committee.

At the present time the Orlando-Winter Park Board operates the only MLS or organization in Central Florida.

Any Seminole County based Realtor and his Realtor-Associates who wish to participate in the MLS operation must not only be members of the Seminole County Board of Realtors but also members of the Orlando-Winter Park Board of Realtors as well as known as dual members.

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Real Estate Investments. BY LARRY SAXON. Dear Mr. Saxon, I own a successful retail business that has been in the family for many years. We own both the property and the business.



Dear Mr. Saxon, We have just redecorated a house we own because the tenant just moved. It rents for \$170 a month and our expenses run \$200 a year. It's worth \$30,000 and is free and clear. We are retired, and we wonder if it might not be better for us to sell it while it is so clean and attractive.

Dear Mr. J. M., Something other store owners have done, when their properties have become fully depreciated, is to sell to an investor or group of investors taking back a long term lease.

Dear Mr. Saxon, We have just redecorated a house we own because the tenant just moved. It rents for \$170 a month and our expenses run \$200 a year. It's worth \$30,000 and is free and clear. We are retired, and we wonder if it might not be better for us to sell it while it is so clean and attractive.

ON THE HOUSE. BY ANDY LANG AP Newsfeatures. If you sold your house at a profit during 1974, you will not have to pay any federal income tax on the gain this year.

It must be understood that, in figuring the difference between the price you got for your old house and the price you pay for your new house, you do not use the simple sale and purchase figures. Thus, if you sell your house for \$30,000 and buy one for \$32,000, the difference is not \$2,000.

Actually, the tax break is a deferral rather than a forgiveness. But you can keep on postponing the tax no matter how many transactions you make so long as you meet the qualifications. Continue this procedure until you are 55 and your tax commitment will drop drastically.

Do-it-yourselfers will find much valuable information in Andy Lang's handbook, "Practical Home Repairs," available by sending \$1 to this newspaper at Box 5, Teaneck, N.J. 07666.

SANFORD DEVELOPMENT. Sanford's newest patio home community, THE OAKS, is now open for inspection (by appointment only).

FOLIAGE PLANT MAINTENANCE RELATED TO LIGHT, WATER. If you have just received some foliage plants for Valentine's Day, or already have a few that are not in excellent condition you may be interested in how to properly care for them.

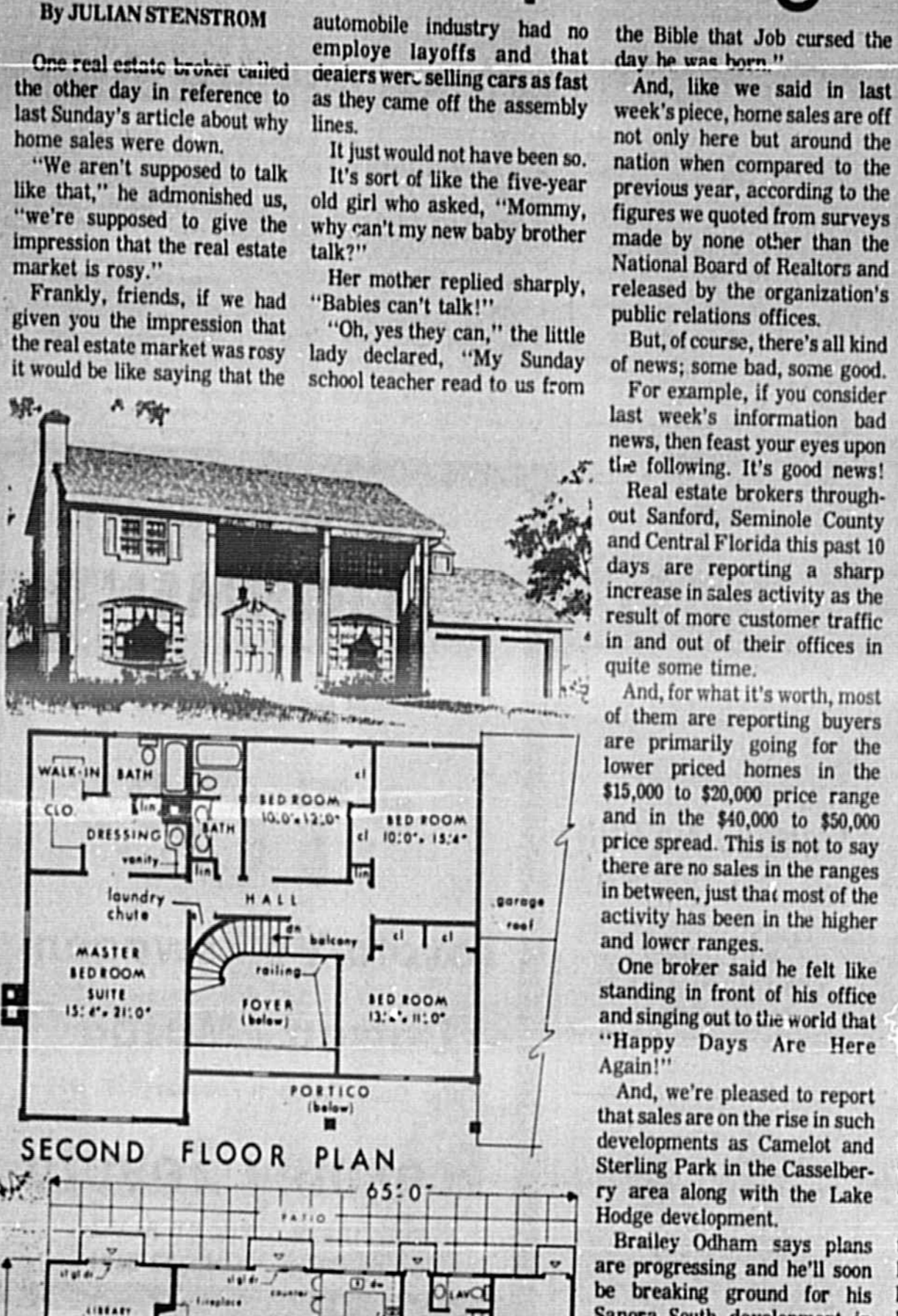
Sanford's New Luxurious Patio Home Community Near Mayfair Country Club. The Oaks... An unusual condominium concept. Two, three, and four bedroom homes with 2 car garages and stone fireplace.

Mariner's Village. Where the natives are friendly. 1-2 Bedroom Furnished or Unfurnished. Free Boating To All Apartment Residents.

Geneva Gardens. SINGLE STORY LUXURY APARTMENTS. PHASE II GRAND OPENING FREE T.V. 1505 W. 25th St. SANFORD.

TAKE A FLORIDA ORANGE JUICE BREAK. NOW LEASING FROM \$160. 1, 2 & 3 Bedrooms. RidgeWood Arms. All with Appliances.

SENTINEL FENCE. DO-IT-YOURSELF SALE AT... SENTRY FENCE. STOCKADE BARRIER \$14.44. SPLIT POST & RAIL FENCE \$8.88. FREE ESTIMATES.



UNMISTAKABLY COLONIAL. A two-story high reception foyer features a circular stair leading to a second-floor balcony.

lake fodge & water. HOMES FROM \$23,900 CLOSE TO SCHOOLS CLOSE TO SHOPPING. ENCLOSED GARAGE COLOR COORDINATED BATHROOMS QUALITY SHAG CARPETING.

Builders... Realtors!!!! STOP your BUILDING Business. START Building Your BUSINESS With a Perry Building Systems Area Dealership. 73/4% WHERE SOMEONE STILL CARES ABOUT QUALITY.

Sandlewood Villas Rental Apartments. 110 W. AIRPORT BLVD. SANFORD, FLA. 323-7870. 7 days a week.

WELKA APARTMENTS. 116 W. 1st St. AVON. Make a Happy New Year. Pay off last year's bills and start saving again.

Geneva Gardens. SINGLE STORY LUXURY APARTMENTS. PHASE II GRAND OPENING FREE T.V. 1505 W. 25th St. SANFORD.

CLASSIFIED ADS. Seminole Orlando-Winter Park 322-2611 831-9993. CLASSIFIED DEPT. RATES. 1 thru 5 times. 41c a line.

41 Houses For Sale. LOOK AT THESE. Large home with swimming pool, 3 bedrooms, separate dining room, family room with fireplace.

EXECUTIVE. Take over payments after 13,000 down. Large 4 bedroom home, 1 year old. EVERETT A. HARPER Agency.

31-Apartments Furnished. Immediate occupancy. 1 & 2 bedroom furnished apartments. Water furnished near downtown Sanford.

33-Houses Unfurnished. Beautiful 3 bedroom, 1 1/2 bath, carpeted, fenced yard, 1st & last. 323-7894. 322-7910.

41-Houses
Mayfair, 3 Bedrooms, carpeted, central A/C, fireplace, private dining room, 2 1/2 baths, orange trees. By owner \$33,000. 327-2195. 327-2860

41-Houses
MOSSIE C. BATEMAN Real Estate Broker
POOL
Not weather getting you down? Select one of these lovely pool homes. 3 bedrooms, 2 baths, family room, large recreation room, opening onto lovely pool. Exceptionally fine area. \$59,900.

41-Houses
DELTONA, Lakewood, exclusive area, large 2 1/2 baths, double garage, electric door. Many extras. \$34,800. 327-2970. 327-2970. 327-2970. 327-2970.

50-Miscellaneous for Sale
Air conditioner 3 ton, 125 lbs. Hvac. Excellent. Late model compressor. 647-8654.

54-Garage Sales
Garage Sale: Sat. Sun. 9-5. 121 Roosevelt Dr., Longwood. Woodlands subdivision off 214, 2 blocks off Tollgate Tr. Adult bicycles, old trucks, set of dishes, single canopy bed, men's clothes, assorted children's clothes, baby equipment, braided rugs, luggage, motorcycle, kitchen equipment, single bed, and electric dryer.

68-Wanted to Buy
Wanted to buy used office furniture. An excellent quantity. NOL'S Castleberry, Hwy. 17, 92. 830-4206.

80-Autos for Sale
1973 Grand Torino Sport, Loaded. Excellent condition, \$2,950. Call Diana McGuire, 322-1653. Dealer.

80-Autos for Sale
1973 Volkswagen Passat, 4 speed, radio, tape, excellent condition, \$2,195. Call Diana McGuire, 322-1653. Dealer.

Stenstrom Realty
"SAFARI SALES LEADER"
RAVENNA - FIRST TIME ADVERTISED! 3 bedrooms, excellent location, near country club, lakeview with private rear fenced yard, newly refurbished \$21,500.

TAFFER REALTY
Real Estate Broker
1300 E. 23th St. 322-6459

Jim Hunt Realty
2254 Para Dr. 322-2178
REACTOR AFTER HOURS 322-9284 322-0444

51-Household Goods
Bedroom set, complete \$185; goldens, new living room set \$120; 2 twin beds, 180 complete; 500 Sanford Ave. 323-9270.

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Sanora
A Community of Fine Homes offered by First Federal Savings and Loan of Mid-Florida
Priced from \$35,000 To \$43,000

Home On Lake
3 bedroom, 2 baths, with good neighborhood, mortgage, or refinance. VA or FHA. \$22,000.

ST. JOHNS REALTY CO. BROKERS
Days-122-6123
Nights-322-5242 or 322-2352

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Bedroom set, complete \$185; goldens, new living room set \$120; 2 twin beds, 180 complete; 500 Sanford Ave. 323-9270.

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Shoemaker Construction Inc.
Close to everything yet away from it all!
Large wooded lots @ Street lights
Paved streets @ Sewers @ Sidewalks

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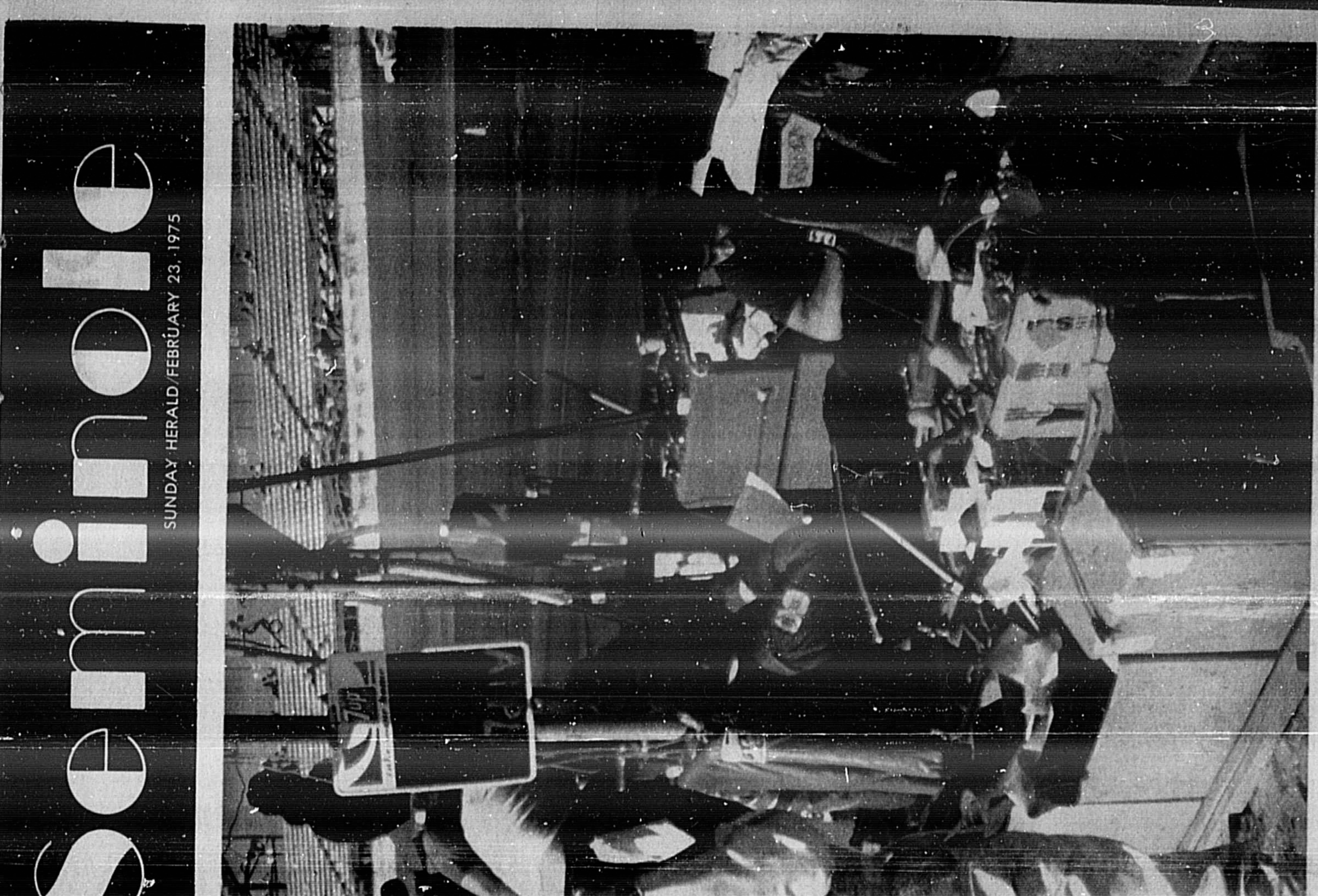
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SUNDAY HERALD/FEBRUARY 23, 1975



Daytona pit crew prepares for colorful 500. (See Page 2D)

FRONT END ALIGNMENT Special \$10.95
Toyota-Volkswagen-Datsun - Mazda
Offer Good Through February 28, 1975
Economy Toyota
HWY. 17-92 & AIRPORT BLVD. SANFORD - PH. 322-8601

CLARK CHRYSLER-PLYMOUTH
831-7700
CAR CLEARANCE CARNIVAL
FACTORY CASH-BACK DEALS AS HIGH AS \$2000 ON THIS WEEK'S SPECIALS!
\$1000 TRADE-IN BONUSES!

TV Movies This Week
SUNDAY MORNING
1:00 (14) "The Only Money"
1:30 (15) "The Money"
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10

SHORT RIBS

by Frank Hill



BUGS BUNNY

by Stoffel & Heimdahl



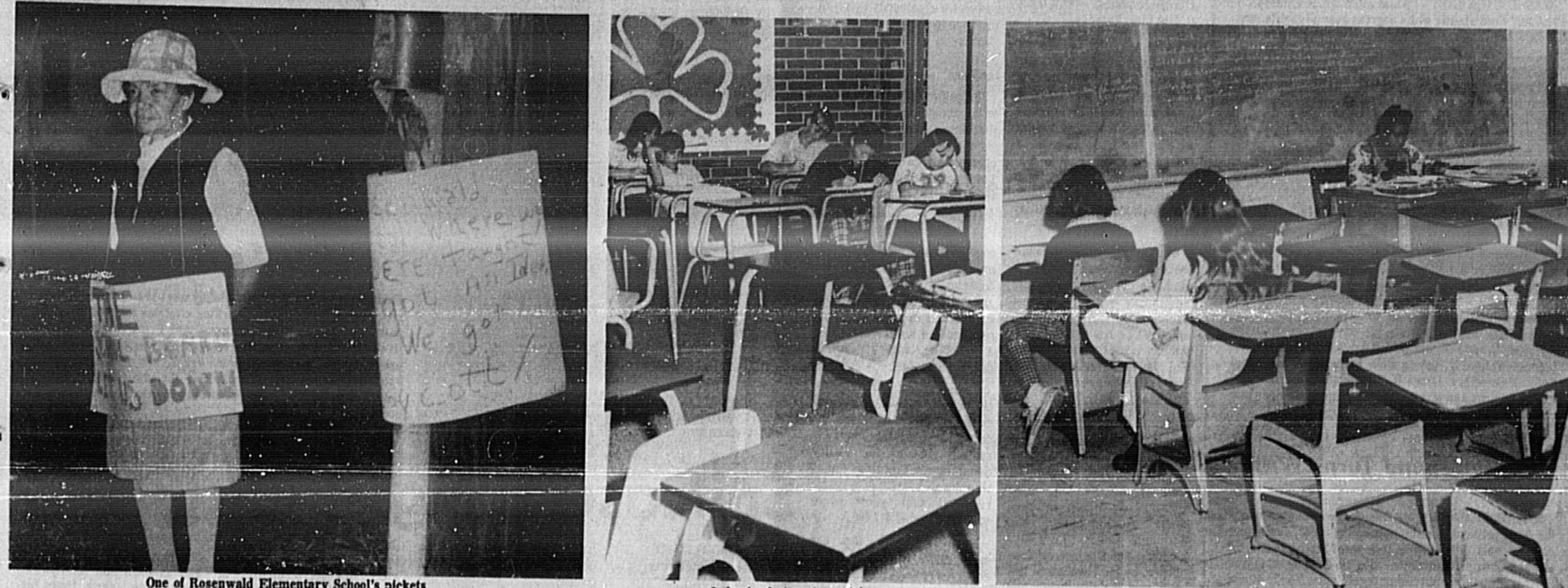
EEK & MEEK

by Howie Schneider



Evening Herald
67th Year, No. 160—Monday, February 24, 1975 Sanford, Florida 32771—Price 10 Cents

BLACK BOYCOTT EFFECTIVE!



Schools Report Heavy Absenteeism

By ED PRICKETT
Herald Staff Writer

An estimated 70 to 90 per cent of Seminole's black students boycotted Seminole County schools today in protest of a school board decision to phase out Rosenwald Elementary School in Altamonte Springs.

That figure, according to Herbert Felder, a parent and spokesman for protesting Rosenwald parents, will jump to 100 per cent absenteeism by blacks in the county by the time the countywide boycott ends on Wednesday.

School officials called the boycott "orderly, with no problems whatsoever," while principals, working from preliminary head counts, tagged it "an effective boycott."

Estimates ranged from 70 per cent at Pinecrest Elementary School to a high of 90 per cent at Seminole High School.

Almost 5,000 blacks are enrolled in the county's school system. "Definitely, there is a big boycott here," said Dan Pelham, principal at Sanford Middle. Out of 400 blacks, enrolled, Pelham estimated only 25 showed up for classes today.

At Lakeview Middle School, Principal Ted Barker estimated about 45 per cent of the 400 blacks enrolled were missing from today's classes. And at Seminole High School, Principal Don Reynolds said about 600 of the 700 blacks enrolled at the school failed to show up today.

Reynolds and other principals reported an orderly well-planned boycott in progress. In the meantime, Felder says the boycott will be "100 per cent effective," Wednesday.

He had predicted about 75 per cent today.

"Milvee and Lyman High Schools reported absenteeism very heavy, but there are some blacks attending. It's very orderly, with no problems whatsoever," a spokesman for the school system said.

The U.S. Justice Department has decided to investigate the Rosenwald situation. FBI agents are to be used to conduct the investigation in Seminole County.

Although no official word has been made as to when FBI agents will begin the probe, some black leaders at Rosenwald say the FBI has sighted in the area.

The request for the probe came from James Gadsden, a black community leader. Later, school officials joined Gadsden in his request for an investigation.

Also, school officials have promised to abide by whatever decision the Justice Department makes. Black leaders have promised to do the same.

Both Felder and Gadsden say the countywide boycott is to show school officials that the black community is opposed to the Rosenwald phase out and in support of boycotting parents at the facility.

School Supt. Bud Layer stuck to his original philosophy that blacks should keep their children in school until the U. S. Justice Department arrives and conducts an investigation.

"I'm sorry the students are out of school. I hope the Justice Department comes in real soon," Layer said today as the boycott at Rosenwald spun into its third week with no end in sight.

At Rosenwald, where the boycott initially started, placard-carrying marchers still patrolled the facility, and the four of the school's 211 black students showed up for classes again today.

Pinecrest's Principal Paul Murphy said 311 students were absent. Total enrollment is 751.

A good 70 per cent of the black population is out. It may even be higher," Murphy said. "The boycott is effective."

Black enrollment at Pinecrest is more than 44 per cent, according to Murphy.

(Continued On Page 2-A)

County Grants First Florida Firm Rehearing On Utilities Operation

By BILL BELLEVILLE
Herald Staff Writer

First Florida Utilities — the firm that was fined \$150,000 by the county in August for non-compliance with Seminole County Utility regulations — will be granted a rehearing Tuesday night in the county commission chambers to determine if the facilities have been upgraded.

According to Utility Control Plant Inspector Doug Cowan, the firm's 220 water connections in the Linwood Subdivision had failed to supply water to the customers there.

Other minor violations, such as unlicensed plant operators, were also cited in the August hearing.

The county commissioners recently terminated a separate Jan. 7 hearing on non-compliance complaints against First Florida in the Country Club Heights area. Commissioners are expected to render a decision on their findings soon.

Customers in the Linwood area, according to Cowan, "use a phenomenal amount of water, especially in the summer," and the utility firm is unable to keep up with the necessary output.

Also, Tuesday night, the Board will read an ordinance drafted by county attorney Tom Freeman to set a surcharge on all legal documents filed in the county. The revenue from the \$2 one-time surcharge would go to support a legal aid program for indigents in the county.

Commissioners have already discussed the need for a legal aid program, which was recommended and will be administered by the county Bar Association, and have given their tentative approval to the ordinance.

At a meeting two weeks ago, county Bar President Ned Julian Jr., told the Board that such a program is necessary in the county.

(Continued On Page 2-A)

Pinehurst Field Issue Flares Again

By MICKEY LOCHRIDGE
Herald Staff Writer

A Sanford resident has requested that the city close the baseball field at Pinehurst Park to hard ball activity because his and neighboring children are in danger of being hit by foul balls from the park into their residents' yards.

Dayton Hudson Jr., 2309 Lisa Court East, in a letter to commissioners, asked for the closing of "dangerous ball activity immediately," after he realized that a net installed on the backstop last year was ineffective in preventing foul balls from going into yards adjoining the ball field.

Commissioners tonight during a regular meeting at 7 p.m. in City Hall will discuss the situation at the park.

The city's Recreation and Park Department during the 1974 ball season installed a nylon netting above the chain link backstop, but only was 80-85 per cent effective in stopping foul balls from going into the yards, according to James R. Jernigan, director of the recreation department.

Hudson also suggested that a net be installed over the batter's box which he said would stop the focus from going out of the ball playing area.

Hudson, with a one year old child and a six year old, said "it just makes you cringe to be standing in your yard and hear a ball hit within 10 feet of you and your children."

Although no one has been injured by a foul ball yet, Hudson said he hopes to "get something done before it does happen."

"Something could be done about it," Hudson says, "there's no reason for it."

The homes on Lisa Court are in the 20 West Subdivision which was built after the ball park was already in operation.

In other action in tonight's meeting:

A public hearing will be held to consider the second reading and adoption of an ordinance rezoning property east of Ohio Avenue and south of Pine Oak Drive to an agricultural district.

SALVATION ARMY CENTER DEDICATED

Advisory Board Chairman Harold Kastner (right) presents keys to \$206,000 Salvation Army Corps Community Center to Sanford Commanding officer, Lt. James E. Burns, during dedication service held Sunday afternoon at the new facilities at 700 W. 24th St.



FIRE DAMAGES FLEA MARKET

Fern Park and Altamonte Springs firemen contained an early morning fire at the Maitland Flea Market, U.S. 17-92, Fern Park, to two buildings. The blaze, of undetermined origin destroyed a frame building reportedly housing a clothing shop and damaged another building. Sheriff's deputies reported a damage estimate was unavailable and that both structures were inside a fenced compound. (Herald Photo by Bill Vines)

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WEATHER

Yesterday's high 86, low this morning 68. Mostly cloudy and colder tonight with a chance of rain. Becoming partly cloudy Tuesday. Highs in the low 60s and lows in the 50s tonight. Complete weather details on Page 5A.