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St. Croix Real Estate reviews

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APRIL 2019

UNITED STATES VIRGIN ISLANDS LITERARY FESTIVAL & BOOK FAIR

The 5th Annual Literary Festival & Book Fair came back this year and brought excitement to the territory with the theme *Musings and Metaphors: Revolution, Evolution, and Devolution*. Alscess Lewis Brown, the 2019 program chair for the fourth consecutive year, brought the festival to the territory for another exciting focus with authors from near and far.

"We live in an age that encourages deep contemplation, especially for those of us who muse about these unsettling times; there is much metaphor that we can draw on as we seek answers," said Brown.

The works of the guest authors reflect on those ideas in this year's event. They came from the VI, the wider Caribbean, the US, South Africa, Australia and Norway.

Literature, panel discussions, and workshops on writing and publishing will fuel ideas and celebrate the imagination at the festival.

The School Writer's Rendezvous on Wednesday, April 10 convened at St. Croix schools and was sponsored by the VI Department of Education's Division of Cultural Education and Division of Curriculum and Instruction.

The Caribbean Museum Center in Frederiksted hosted the Book Bacchanal on Friday, April 12. There were books for purchase and an open mic session with poets and authors.

Bush Tea Morning Social on Saturday, April 13 presented live performances and Caribbean breakfast followed with an address by Professor Clement White, a Virgin Islands author who teaches at the University of Rhode Island. The afternoon included workshops for writers and readers.

The Children's Museum of St. Croix operated the Children's Corner at the festival, which is now named after the late Janice Tutein, folkloric storyteller and culture bearer.

This newsletter written by [Elisa McKay](mailto:ElisaMcKay@sistahart@earthlink.net)
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Message from Amy...

April is the month of the growing season. It means to "open." We look forward in anticipation to April and its openings.

It was a fun day for athletes at the Special Olympics of the Virgin Islands. Multiple events were featured at the Renaissance Park on St. Croix. The event continued in the same vein as it did at its inception in the territory in 1977. The annual games included track races at different distances, softball and baseball throw, basketball shooting and dribbling on a full-length court, standing long jump and tennis. It was a wonderful cause with the volunteers, the community, the parents, friends and teachers all involved in support of the athletes. Governor Albert Bryan, Jr. and many senators came out and got involved with the athletes up close and personal. The athletes were unanimous in voicing their gratitude for having fun, loving the competition and winning medals.

The St. Croix Foundation launched a pilot Farm-Tienda project April 5 at the Ann Abramson Pier in Frederiksted. The project is a partnership between the Foundation, the Coca Cola Company, and Virgin Islands Good Food Coalition. The Coca Cola Company awarded the St. Croix Foundation a \$100,000 grant in December 2017 to create a prototype of a pilot initiative on Puerto Rico titled "Pop-Tienda" that is a container "store" for the Puerto Rican mom-and-pop small business owners who lost their businesses in Hurricane Maria. Farm-Tienda is an expansion of that initiative on St. Croix to help local farmers. The "farm stands" are made from steel containers and will be equipped with solar panels, Wi-Fi and potable water to allow farmers to stabilize and expand their businesses while also providing hubs in the community. The project will be rolled out in May with an opportunity for farmers to file an application, due by April 30, to be considered for one of the stands. Over the course of the year, the foundation will collect data to evaluate the community and economic impact of each farm stand on the farmer's business. For more information, please contact the St. Croix Foundation.

Come visit with us during the cool, clear and sunny days of spring! Our offices are open in Frederiksted and Christiansted. We look forward to seeing you!



Amy Land-de Wilde

Amy

Amy Land-de Wilde
Regional President/Managing Broker



M A M M A M I A !

Director/choreographer Michael Armendariz and musical director Sherry Hotter partnered in a lively performance of the romantic musical comedy, told through the legendary music of ABBA and produced by Kiomie Pedrini and Linda Stamper-Keularts.

Sophie, played by Jasmin Nieves, opens the story on a small Greek island telling her dreams of her perfect wedding with her father giving her away in marriage. But Sophie doesn't know her father.

Sophie decides she will pursue her father's existence and invite him to her wedding. There are many twists and turns to her mission, but Sophie continues her quest.

Sophie's mother Donna, played by Avery White, performs her role to perfection. She has worked hard to prepare for her daughter's wedding and feels disheartened when she discovers that Sophie is on a search to find her father.

The ensemble gives the music and the choreography their best voice and physical stamina and precision throughout the production in a strong and vibrant salute to Armendariz and Hotter.

Rosie, played by Carolyn Grimm, and Tanya, played by Mayah Russell, arrive for the wedding to a distressed Donna. Their spirits soon lift as they reminisce to the 1970s when the three performed as the pop singing group, "The Dynamos."

Donna's distress returns at the appearance of three men - each not knowing why he was invited and each coming face to face with Donna after 21 years.

There is an unexpected twist at the end



Photo by Elisa McKay

and it intensifies the lively mood of the musical production - and the beat goes on.

"We believe we were one of the very first high schools in the country who were granted the rights to the musical," Armendariz said.

The Dynamos in the finale: Tanya, played by Mayah Russell; Donna, played by Avery White; and Rosie, played by Carolyn Grimm.

SEA Campers Advocate for Coral Conservation

Office Manager, Outreach Assistant Romina Ramos is scheduling July's Coral Conservation Camp for students ages 13-16, with an opening for 15 campers. The CCC touches on the general ecology, habitats and conservation topics of St. Croix's coral reef system.

Ramos has been with SEA for one year. Her college major in environmental studies and general biology gives her the background for SEA's outreach projects.

"The ongoing theme is to maintain a healthy balance between the needs of our environment and our people," Ramos said. There is a lot of effort on the island for coral restoration and coral awareness.

The summer camp will educate and show students what a healthy coral reef ecosystem is versus an

unhealthy one. "Our objective is to help students feel a greater connection to the land and sea and help them to develop their own environmental ethics. They will then be prepared to share this knowledge with others," Ramos noted.

The biggest part of the camp is advocacy, Ramos said. In the past, students made displays at the agriculture fair, using their gifts of art and writing to showcase their skills. They will be involved in small projects to educate and inspire the community to be environmental stewards, Ramos added.

"One important purpose of the students' education is sunscreen awareness. Using the wrong sunscreen has a harsh impact and effect on the environment, which many people are still unaware," Ramos said. The petroleum-based product has been found to cause mortality in coral. It's not even good for humans and has been proven to increase the risk of cancer, she said.

We want to make it as easy as

possible for people to start asking for the safe sunscreen. We are reaching out to all sectors to let them know the new sunscreen is safer, although it's more expensive than the ones that have been on the market. It's important to read the ingredients on the container, Ramos said.

Making cruise ship passengers aware of the harm the petroleum-based sunscreen has on the coral ecosystem is vital. We will design cards for hotels with information about what kind of sunscreen to use.

The CCC will run from July 22 through August 2 for \$50 per student. The Buccaneer will provide the two-week space for learning general ecology and for the laboratory environment. Students will also get to identify fish.

A mini ceremony will be planned toward the end of the summer program. Parents will be invited. The Buccaneer's Enviro Fund supports the Coral Conservation Camp.

UVI PREMIERS

First Caribbean Film Festival

The University of the Virgin Islands Department of Communication, Art, Theatre and Music held its first, weekend-long Caribbean Film and Artistic Cinematic Festival on the Albert A. Sheen Campus, St. Croix. The event featured a full day of films on Saturday, April 6 and Sunday, April 7.

The festival featured original films created by UVI students and local filmmakers. Participants from the U.S. Virgin Islands, Georgia, Texas, Colorado, Puerto Rico, and Barbados gave presentations and screened their work.

Local documentary filmmaker, Joan Keenan screened her Korean War and Vietnam War documentaries both days. "Proudly We Served" documentaries focused on the interviews from USVI veterans who served in the wars presented.

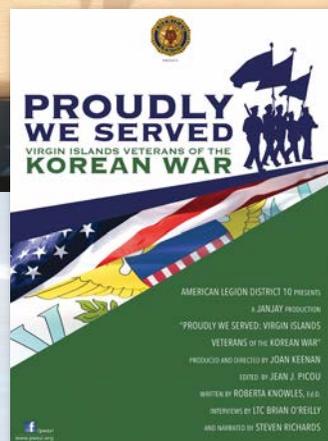
Keenan and her team were recognized in Colorado and were the recipients of the Best Picture Award at the Oregon Documentary Film Festival Awards. The Virgin Island Veterans of the Korean War documentary was the winning film.

Local artist and bird rehabilitator Toni Lance



Photo by Elisa McKay

Joan Keenan winner: Best Original Feature for "Proudly We Served: VI Veterans of the Korean War."



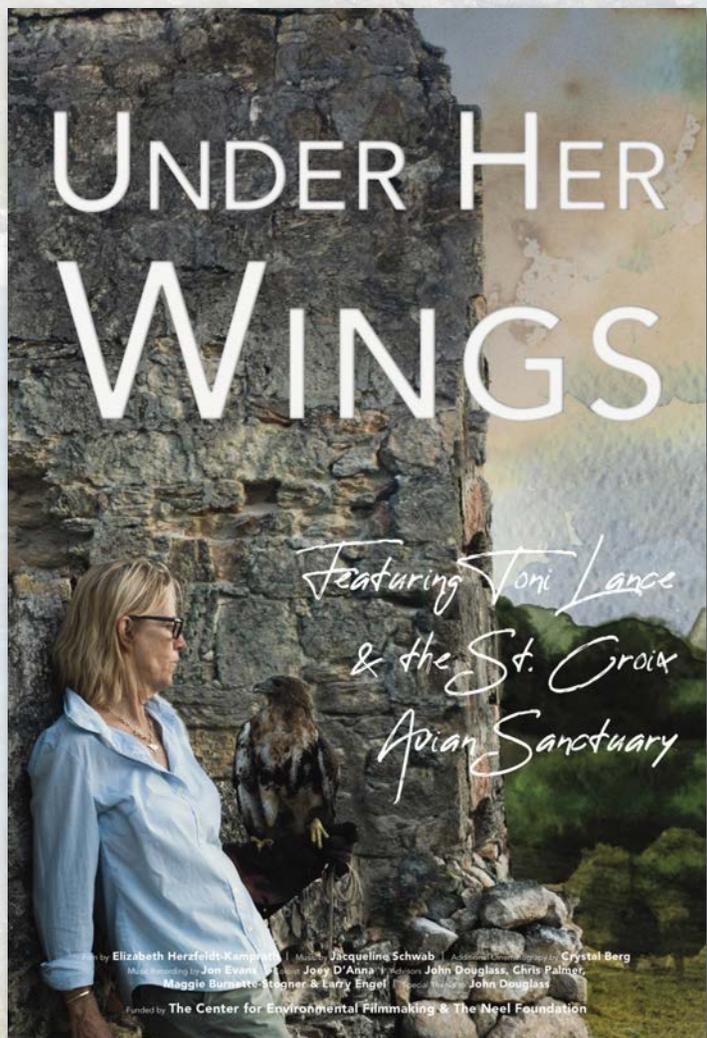
screened the documentary "Under Her Wings" created by filmmaker Elizabeth Hertsfeld-Kamprath. The film focuses on Lance's life of caring for wounded birds and setting them free.

A panel of judges will select winners in several categories: short documentaries, commercials, short videos, and music. UVI students and community filmmakers will be judged separately and will be announced.

Dr. Sharon Albert Honore, UVI Communication Department chair and festival coordinator said the responses to this film event have been extraordinary. "The festival is the primary fundraiser for our department and we are extremely grateful to the USVI community, local businesses and festival participants," Honore said.

Proceeds from the festival will go toward funding media equipment and scholarships for UVI communication majors.

Generous sponsors, including U.S. Virgin Islands Department of Tourism, Virgin Islands Council on the Arts, Crucian Gold, V.I. Lottery, Cape Air, First Bank, CBS and ABC USVI News, and the Economic Development Authority made the film festival possible.



Feature Property of the Month

109 Anna's Hope

This stunning and spacious 11,000 sq. ft. island residence known as Villa Nirvana is located in the gated, beach-front community of Shoys. The 4-bedroom, 4.5-bath home was designed and built with top-quality materials and rare elements intertwined throughout. The negative-edge

swimming pool accented with gorgeous glass tiles sits center stage and has stunning views of the Caribbean Sea. Notable features include vaulted knot-free Cypress wood ceilings, imported African Blue Eye granite countertops, a sauna, an underground wine cellar, gated entry, covered parking for six vehicles, lush and colorful professional landscaping, Miami-Dade hurricane rated exterior doors and windows, 60-kilowatt diesel generator with two auto-transfer switches (ATS) and 7.5 kilowatt PV solar system with net metering and remote monitoring. Villa Nirvana is the epitome of modern elegance in a tranquil setting!

MLS 19-587 **\$2,990,000**



Villa Nirvana



Neighborhood Beach



83 Bay Garden

This second level, 1-bedroom, 1-bath villa at Bay Garden condo community has beautiful Caribbean Sea

views that include Buck Island to the northeast. The elevation and the orientation of this unit allows the trade winds to breeze through, keeping all of the rooms cool all year long. Bay Garden is a gated community with lovely grounds and a BIG swimming pool with sunny and shaded space for relaxing.

MLS 19-505 **\$78,500**

80 South Slob

Beautiful South Shore Caribbean Sea views from this 0.86-acre homesite is located at the end of a nicely paved road on the South Shore. This lot is located just minutes from beautiful sandy beaches, a few restaurants and plenty of nature adventures

MLS 19-370 **\$99,900**



43 C La Grande Princesse

Rare and beautiful waterfront lot of almost 3/4 of an acre lot in a quiet and convenient

mid-island area with sandy beachfront and clear turquoise water! This palm tree lined beach is ideal for lounging and enjoying island life! It's the idyllic place to build the island bungalow you always dreamed of - Swim, snorkel, and tan right outside your front door!

MLS 15-1908 **\$295,000**

238 Cotton Valley

Fall in love with the incredible views of the Caribbean Sea and Buck Island from this sizeable 0.89 acre lot located on the East End. Nearby enjoy sandy beaches, hiking,

dining out or taking a short morning drive to Point Udall to watch the sunrise!

MLS 17-789 **\$84,900**



ST. CROIX REAL ESTATE MARKET WATCH

CLOSED SALES COMPARISON :3/31/17-3/31/18 VERSUS 3/31/18-3/31/19

	2017-2018 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD PRICE	2018-2019 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD PRICE
Home Sales	144	325	\$260,000	225 ↑	290	\$285,000 ↑
Condo Sales	80	235	\$150,250	129 ↑	211	\$165,000 ↑
Land under \$39,999	52	345	\$25,000	62 ↑	337	\$27,000 ↑
Land over \$40,000	37	504	\$90,000	63 ↑	391	\$77,500
Commercial	15	647	\$625,000	14	305	\$465,000

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.

The Good News...

**56%
MORE
HOMES
WERE SOLD**

Through this March, compared to the same period last year.