



NEWSLETTER

May 2006



MAKING THE JOURNEY AS REWARDING AS THE DESTINATION

John and Thelma Jarvis

Sales Representatives

Cottage Babies Could Be in Danger

We have always been very concerned about the babies in our family riding in our boats.

We have never found a life vest that can keep the baby's face out of the water. We were horrified when we experimented in the shallow water at the beach and found that, because

of their light lower body weight, babies in properly sized life vests float prone on the surface and the buoyancy of the life vest collar rolls them face down in the water. The problem is that the buoyancy at the back of the vest rolls the baby over in the water.

Because babies float face down in life vests, it has always been a rule in our family that the person holding the baby in the boat must have a life vest on, properly done up. This way that person would have two hands free to keep the baby's face up out of the water, should there be an accident.



Now there is an even better solution.

We are pleased to have discovered a new product which floats a baby face up in the water. How this is accomplished is that the vest has only netting at the back and the buoyancy is across the baby's tummy. Combined with a buoyant collar to float the baby's head, this configuration keeps the baby floating, face up, safely on the surface.

It is made by Salus Marine Wear and is called the 'Bijoux Baby Flotation Vest'. It is 100% Canadian, made in Kitchener Ontario, and has been awarded the best new boating safety product of 2005.

We now have one of these vests at our cottage. If you would like to come and try it out with your baby, just give us a call. If you have a baby visiting for only a weekend, contact us to

borrow this baby vest: 705-645-2110. To see more information and a video demonstration, visit:

 www.salusmarine.com

Important Dates for Your Calendar

We work to support cottagers in all aspects of life at the cottage. This year we are presenting two seminars over the summer, one on July 7th and one on August 4th. Both seminars are being held at the Port Carling Community Centre from 1:00-3:00.

The July 7th seminar is: **The Hard Learned Secrets of a Successful Construction Project**

This seminar has a panel of three cottage couples who have recently completed very different construction projects. They bring you their reflections on the processes they used, including their successes and their hard earned learnings. Each couple will respond to several prepared questions and then respond to questions from the audience.

Couple #1 built a spacious bungalow with attached garage doing much of the work themselves to reduce costs. They took on many major tasks that they had never done before, and in fact, had reasonably limited experience in building, prior to this project. They have very hard earned learning to share.

Couple #2 took down an old cottage and replaced it with an architecturally designed cottage/home and boathouse. This is a large and complex project. Owning a Heating and Air Conditioning Company in the city, they did their own in floor heating throughout the entire building. This system is roughed in to use a lake source heat pump, which is reasonably new, and rapidly changing technology.

Couple #3 has simultaneously completed renovations on both their cottage and their home. They have insights as to differences and similarities in materials, costs and crews from the city to Muskoka. They also can address the differences between new construction and renovation, suggesting when each one makes sense.

All three couples have been deeply involved in all aspects of their projects and have tremendous insight on materials, techniques, resources and timelines to share. An architect will be in attendance to help answer questions and to generally support the seminar.

Port Carling Community Centre,
Friday July 7th 2006 1:00-3:00 pm

The August 4th seminar is: **Your Muskoka Landscape**

A landscape architect, Shawn Gallagher, will provide information about creating or enhancing your cottage landscape in ways that are environmentally sound and true to the natural environment, thus increasing the value of your property and contributing to a beautiful and restful environment from which you can relax and decompress.

Shawn Gallagher has an educational background in Fine Arts and Landscape architecture. Because of his strong connection to Muskoka he chose to study the vernacular landscape of Muskoka for his design thesis at the University of Guelph. He is presently enrolled in the Masters of Landscape architecture program at University of Toronto, studying landscape art.

Shawn is also currently an Instructor of Landscape Design at the Chang School, Ryerson University. As a design professional, he recently designed and installed the 2006 Entry Feature to "Canada Blooms".

In association with landscape architecture firms, Shawn has been involved with the design development of several projects in Muskoka including The Port Carling Locks and The Muskoka Lakes Sports Park.

As his specialty, Shawn has designed landscapes both as a private designer and in conjunction with the well respected firm of Thomas Sparling Inc., described as one of the "who's who"

in Landscape Architecture in Canada.

We are fortunate to have Shawn to share his expertise, provide you with ideas, get your creative juices flowing, and answer questions about landscape design for your cottage.

Both seminars are held on the dates indicated at the Port Carling Community Centre from 1:00-3:00. Seats are limited and the format is proving to be popular, so please contact us to reserve a spot: thelma@royalpage.ca or 705-645-2110



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We Are Ready to Work on the Lake

Selling real estate is a commercial venture and so, according to new regulations, as Sales Representatives we need to have our boat properly outfitted, inspected, and insured for commercial use. Because purchasers often like to include extended family members when making a decision to purchase a cottage, John also enrolled in and received his Meds 4 qualifications. That means we can take 8 people in our boat at one time.

For business, we use a Stanley boat, custom made in Parry Sound by Connor Industries. This boat is very hardy, being made of aluminum and having an enclosed cabin so that we can show cottages by water in comfort in any weather. Our boat is able to pull into most shorelines, even if there is not a dock, as the front of the boat cranks down into a landing ramp.

The strong aluminum construction and the wide beam makes us very stable in rough water. We use a two stroke HPDI outboard engine which, we are told, is as environmentally sensitive as a four stroke engine, because it uses such a small amount of oil.

We are located on Lake Muskoka as so we are able to get out quickly to island cottages. Being on the lake makes it easy for us to show cottages to our own clients. It also makes us able to take other Sales Representatives and their clients out for showings to the cottages that we list.

We are ready to serve all your cottage real estate needs. Call us to see all that we can do for you.

So How are Cottage Sales This Year?

This is a question we are frequently asked. We took the statistics off the MLS site and found that at the end of the first quarter last year, 2005, there had been 12 sales on the three big lakes. At the end of the first quarter 2006 there have been 15 sales across Lakes Muskoka, Rosseau and Joseph.

It appears we are off to a lively start. We will continue to keep you informed about sales on the lakes as the year progresses.

FOR DETAILED STATISTICS FOR THE BIG LAKES, VISIT:

www.johnandthelma.com



A Speedy Way to Freshen Your Cottage Walls

Over time your cottage walls get little nicks and marks, spoiling their appearance. We found a quick and easy way to fix them up.

If you used latex paint, you can create "crayons" for fixing marks on your walls by putting leftover paint in ice cube trays and freezing it. Pick it out of the tray and use it like a "crayon" to "paint" over the marks on the wall that you are repairing.

Get Cracking - Don't Share Your Garden With the Deer



Getting up in the morning to find that the deer have eaten my hostas or my beautiful daylily blooms has been an ongoing frustration for us. Over the years we tried a wide variety of solutions that did not work, such as soap, human hair, and netting.

At last, after a multi-year trial, I can tell you that I have found a remedy that was right in my kitchen all along. Mix one egg with ½ cup of water and blend well. Put this mixture in a spray bottle and spray your plants at a time that the mixture can dry onto the plants for at least one hour before a rain or a dew. Repeat once a week.



Rain does not wash this mixture off, as you will know if you have ever tried to wash dried egg off anything. Although people can not usually smell the odour of the eggs, the deer can smell it and they do not like it. Four to six eggs will usually cover my whole garden.

The Ministry of Natural resources uses an egg based product to spray on the seedlings they plant so that the deer do not eat them before they have a chance to grow. This egg method is generally effective if the deer have normal summer conditions. However in a year when the browsing is quite sparse, the deer will hold their breath and eat, despite the smell of rotten eggs.

A Clever Way to Save Money When Creating Planters

Purchasing annual plants for your container gardens is expensive these days, and you only get one season for your money. Consider instead purchasing ornamental grasses for your planters and combining them with just a few annuals for contrast.

At the end of the season these grasses can be transplanted into your permanent flower beds either at the cottage or at your city home. This is a good way to have beautiful planters which also contribute to the creation of long term, beautiful, low maintenance gardens.

We know the cottage experience and would love to be of service to you.

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Thelma and John Jarvis

Sales Representatives

Royal LePage Lakes of Muskoka Realty Inc.

100 West Mall Road, Bracebridge, ON P1L 1Z1

Phone: (705) 645-5257

Home: (705) 645-2110

Fax: (705) 645-1238

Email: thelma@royalpage.ca

Website: JohnAndThelma.com



LAKES OF MUSKOKA

BROKER