

Your home requires year-round attention to keep it in top operating condition and to help you void costly repair bills down the road. This helpful *Home Maintenance Calendar* can provide direction on the type of maintenance projects you should be undertaking, and when.

Annual maintenance schedule makes sense

Spring

March - April - May

Check and possibly upgrade insulation levels in the attic — before the summer heat sets in. Don't forget to seal air leaks into the attic, install an air-vapour barrier, and weatherstrip the attic hatch.

Correct persistent condensation problems in the attic by improving the ventilation system.

Plant trees on the east and west sides of your house. They provide shade in summer and a windbreak for the cold winter months. Stain your deck and fence to protect them against the summer sun.

Drain 4.5 litres (about a gallon) of water from your hot water tank to remove sediment and reduce scaling.

Ensure that your air conditioner is operating efficiently.

Make a tour of your home and properly to develop a checklist of maintenance requirements for the coming year.

Start detailed planning of any major renovation projects you want to undertake this summer.

Summer

June - July - August

Repair or replace your roof or siding, as required.

Undertake major renovation projects — for example, adding an extra bedroom or breakfast nook, upgrading your windows. This will probably involve opening your house, even briefly, to the elements.

Repair leaky foundations from the outside by digging a trench along the wall. If possible, install insulation on the wall before filling in the trench.

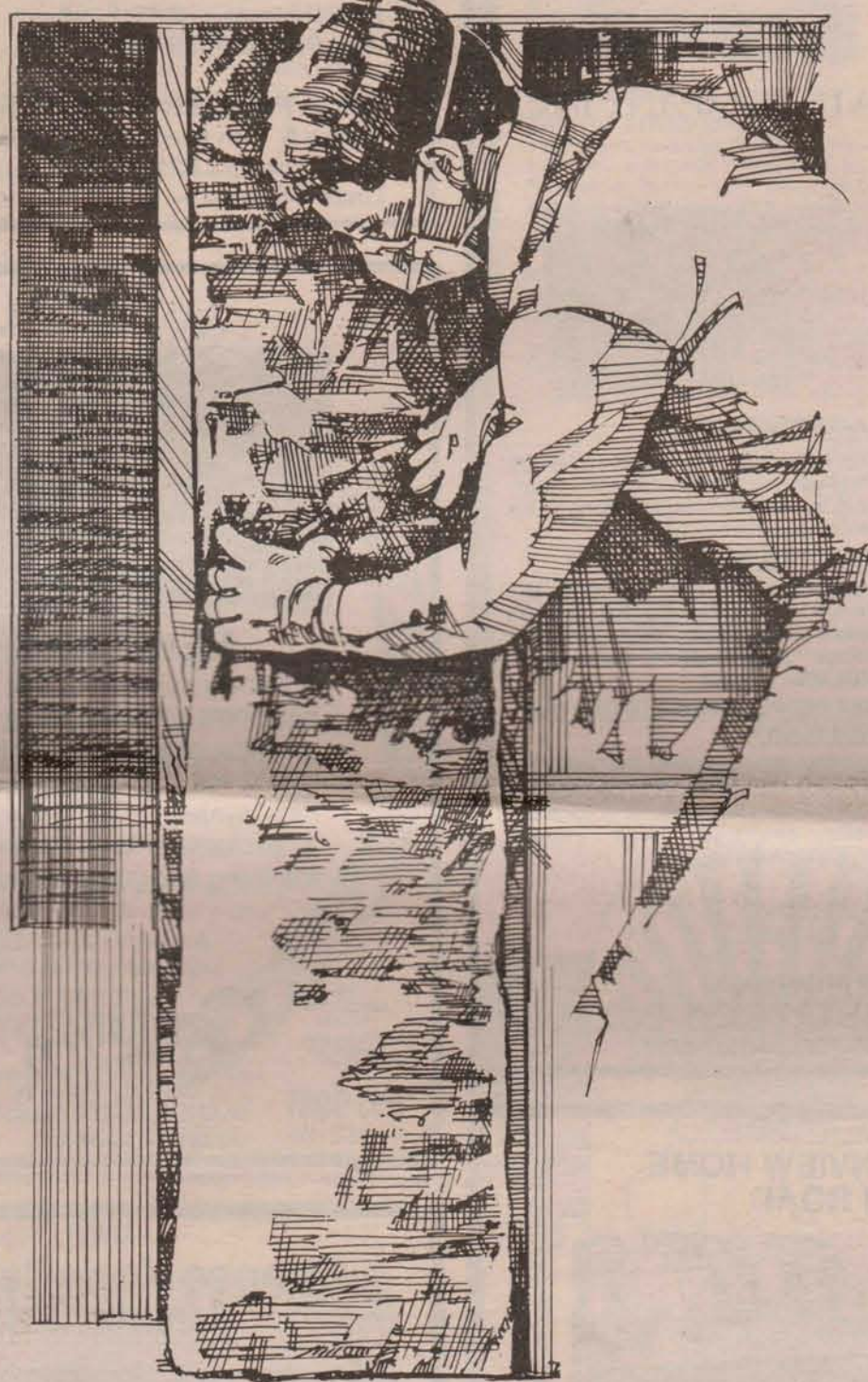
Drain 4.5 litres (about 1 gallon) of water from the hot water tank.

Turn off your water heater during vacations.

Fall

September - October - November

Paint the exterior trim around your



doors and windows to protect them against winter's harsh weather.

Seal your driveway.

If you have a wood-burning fireplace or stove, have the chimney cleaned. Ensure that the top of your furnace flue pipe is clear of debris.

Arrange for an annual tune-up visit by your furnace serviceperson.

On a drafty day, check for air leaks around doors and windows, the sill plate and the attic. Caulk and weatherstrip these areas as required.

Make sure a clean air filter is in place in forced air furnaces. Carefully dust and vacuum baseboard heaters in hydronic and electric heating systems.

Install storm doors and windows where applicable.

Insulate long runs of hot water pipe, especially in cool basements or crawl spaces.

Drain 4.5 litres (about a gallon) of water from your hot water tank.

Winter

December - January - February

Install an automatic set-back thermostat, or regularly turn the thermostat down to 17 degrees C at night and up to 20 degrees C during the day. Use the lower setting if no one is home during the day.

Control moisture production in the home to prevent condensation problems.

Clean or replace the air filter in forced air furnaces once a month. Carefully dust and vacuum baseboard heaters in hydronic and electric heating systems.

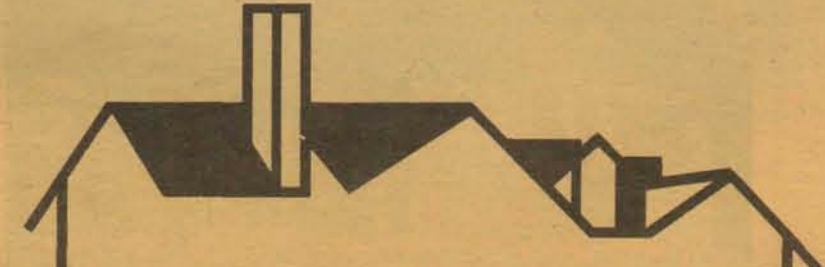
Check your attic for air leakage (light leaking through from the rooms below), or excess condensation (water, frost or ice on building materials). These air leakage points should be sealed with caulking. Also check for cracks or openings in the roof, and clean debris out of attic vents.

Check caulking and weatherstripping installed throughout the house to ensure the seals are still effective.

Seal your furnace ductwork with duct tape and insulate hot air ducts that pass through unheated spaces.

Undertake any major indoor renovation project that does not open your home to the elements. This might include everything from repairing wall plaster, painting or wallpapering to a complete kitchen renovation or finishing a basement.

TURN TO PAGE R2



HOME

F·I·N·D·E·R'S G·U·I·D·E

Your guide to Gulf Island properties


COMPLIMENTS OF:

Schedule maintenance throughout a full year

FROM PAGE R1

Energy, Mines & Resources Canada publishes a wide range of information designed to help Canadians reduce their home energy costs, increase their comfort levels and incorporate energy efficiency into renovation plans. Publications are

available free of charge to homeowners across Canada. Simply send your request for information to Home Energy Publications, Energy, Mines & Resources Canada, 580 Booth St., Ottawa, Ontario K1A 0E4.



SMALL WORLD REAL ESTATE COMPANY INC.



SUNSET DRIVE WATERFRONT

Dogwood Manor — Large family home on 4.6 acres, west facing waterfront, as new 2 BR cottage. Yours with B&B income if you wish to carry on present home occupation. Many fine features — ask for details. \$495,000. Vendor will carry first mortgage at an excellent rate to approved purchaser.

OTHER EXECUTIVE ESTATES —

From \$395,000. Ask for details.

GOOD GARDEN SOIL & SUNNY

Very well built small 2 bedroom home on .6 acre close to lake swimming, suitable for summer cottage or permanent residence. Good investment for rental. Realistically priced - \$74,000.

INVESTMENTS

Sunny, private, 2 acre lot Maracaibo freehold, power & shared well. \$36,500.

For quality property in all price ranges

SMALL WORLD REAL ESTATE CO. INC.
P.O. BOX 1022, GANGES, B.C. V0S 1E0 (604)537-9977



LAKEFRONT RESORT

Your home and income in one package. This business provides excellent opportunity for a couple who are looking for the best in island living. \$335,000.

ONE OF A KIND

Attractive, arable, level 8 1/2 acres with creek & deep pond could be 6 - 8 strata homes or fine private estate in Fulford "village" area. Power & piped water. \$159,000.

LIKE PEOPLE? WANT TO BE YOUR OWN BOSS?

GLAD'S ICE CREAM STORE AND CHOCOLATE FACTORY now includes Glad's Take-Out. New busy location. Newly decorated. Good income. \$109,000 plus inventory.



OUTER ISLAND PROPERTIES

FOR FREE MAPS, NRS CATALOGUES AND GENERAL REAL ESTATE INFORMATION, PLEASE CONTACT:

NRS MAYNE ISLAND REALTY LTD. 539-2031
(Including Saturna)

Carol Kennedy — 539-2606 Ian Hurst — 539-2632

NRS GALIANO ISLAND REALTY LTD. 539-2250

Rosemary Callaway — 539-2515

Jill Hansche-Penny — 539-5896

John Ince — 539-2559

Fran Whipple — 539-2296

Judi Pattison 539-2077

NRS. PENDER ISLAND REALTY LTD. 629-3383

Marge & Don Keating — 629-3329

Linda Sokol — 629-6569

Linda Grimmer — 629-6711

NEW LISTING



NEW RANCHER \$139,000

A friendly new home, that almost takes care of itself. 3 bedrooms, vaulted living room with skylights, level grounds, nicely treed. This energy efficient home has greatly reduced heating costs with B.C. Hydro's "Energy Plus" system. Piped water and proximity to Vesuvius in an exclusively "New Home" neighbourhood makes for fine living and great investment. Please call Gary.

GARY GREICO
Gulf Islands Specialist
537-2086 (res.)



1101
GRACE POINT
SQUARE
P.O. Box 454
Ganges, B.C.
V0S 1E0



537-9981
FAX #537-9551

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IMMACULATE OCEANVIEW HOME NORTH BEACH ROAD



OPEN HOUSE SUNDAY

1625 NORTH BEACH ROAD
TOP END OF NORTH BEACH ROAD
AT CASTILLOU

NOON TO 3:30 p.m.
11th JUNE, 1989

Well landscaped grounds in sunny area close to walk-on beach and boat launch. Arable soil, several fruit and ornamental trees. Excellent water and thermopane throughout.

PRICED AT \$134,900 M.L.S.

For further information
Call **WYNNE DAVIES**
537-5568 or 537-9484
Victoria Direct 652-9225

Choose Your Cabinets & Carpets Private Sale — \$95,000



NEW SOUTH FACING NORTH END Home on 1 acre with valley views and sea glimpse, good 5 gpm well, 2 bedrooms, laundry room, double french doors by dining area, thermal wood frame windows, cedar siding and deck. This property offers great garden & orchard potential.

653-4558 or 653-4526

Increase recommended for building permit fees

Increases averaging 10 per cent have been recommended for Capital Regional District (CRD) building permit fees.

The recommendation was made May 24 from the CRD's municipal services department to the board's general municipal services committee. The new schedule was drawn up after the committee approved a 10 per cent fee increase and asked the department to propose a method to achieve the increase.

The current system requires a permit fee of \$20 for the first \$1,000 value of work, and \$9 for each additional \$1,000

or fraction thereof, up to a \$200,000 value, and \$5 for each additional \$1,000 in value beyond \$200,000.

The new method would charge \$10 instead of \$9 for each \$1,000 of work beyond the first \$1,000, up to a value of \$200,000.

Examples in a table provided by the department show a \$5,000 project that charged \$56 in permit fees would now cost \$60 for permits — an increase of 7.1 per cent. A \$100,000 project would cost \$1,010 in permit fees, compared to the \$911 now charged — an increase of 10.9 per cent.

My personal guarantee...

- A realistic market evaluation of your property
- The highest level of client service



ISLANDS REALTY LTD.
1101 Grace Point Square
Box 454, Ganges, B.C. V0S 1E0

CALL
PAT JACQUEST
SALT SPRING ISLAND SPECIALIST

Bus. 537-9981
Res. 537-5650
Pager #979-3507



"WE SET THE STANDARD"



SUMMERTIME AND THE LIVING IS EASY!

You'll love lounging on the expansive deck surrounding this 4800 sq. ft. custom home. 180° panoramic views of ocean, mountains, islands as far as the eye can see. \$389,500 \$359,000MLS

NICELY TREED LOT
Sunnysouth area of nice homes. Potential in view and minutes from finest sand and shell beach on the island. \$25,900.

PRIVACY & SOLITUDE

30.22 acres zoned for 5 acre lot development. Southwest exposure with good building sites. Mountain and valley views and potential seaweeds! Perfect seclusion. Excellent terms. \$125,000 MLS.

SUNNY VESPA
Building lot .68 acres. Services, quiet cul-de-sac. Driveway in planted and even a small house. \$34,900.

PLEASANT VIEWS
Fully serviced .68 ac. building lot. Excellent Driveway in \$34,900.

LOOK !!
Only \$47,000 for this small 2 BR home on 1/2 acre near the beach. Great weekend get-away. MLS.

BEV JOSEPHSON
Sales Rep.
537-2532 (res)



BOX 454, GANGES, B.C. V0S 1E0
ISLANDS REALTY LTD. (604) 537-9981

FULFORD HARBOUR

HARD TO BELIEVE



This 2+ acre parcel with a well and roughed-in driveway hasn't sold yet. Quiet cul-de-sac and lots of sun too. Offers to \$34,000.



For a courtesy market evaluation contact your southend realtor
DENNIS O'HARA
NRS Salt Spring Rlty Ltd.
653-4633 or
537-5515

NEW LISTING



MINI FARM ACREAGE 3.87 ACRES

Walk to Ganges from this larger rambling family home. 4 bedrooms, 2 full baths, fireplaces, plus airtight heater and wood supply. For the in-laws there is an RV pad and hook-ups including water, phone and cable. Perfect for horse lovers or sheep raising. Includes piped community water. For your private tour, please call Gary.

GARY GREICO
Gulf Islands Specialist
537-2086 (res.)



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GRACE POINT

SALT SPRING'S Only WATERFRONT TOWNHOMES

Grace Point's incomparable oceanfront setting, unique custom-designed residences and quality detailing have made it the Gulf Islands' most desirable new address. Three exceptional south-facing townhomes are now available for viewing, priced from \$219,500. For superb waterfront living on British Columbia's south coast, Grace Point is in a class by itself.

OPEN HOUSE DAILY 2-5

FOR MORE INFORMATION:
ARTHUR GALE, SYLVIA GALE,
TOM HOOVER
1101 GRACE POINT SQUARE
GANGES
(604) 537-9981



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ARTHUR GALE
Sales Rep.
537-5618



SYLVIA GALE
Sales Rep.
537-5618



ED DAVIS
Sales Rep.
537-2626



EILEEN LARSEN
Sales Rep.
537-5067



BECKY LEGG
Sales Rep.
537-5870



BRIAN BETTS
Sales Rep.
537-5876



JANET MARSHALL
Sales Rep.
537-5359



PAT JACQUEST
Sales Rep.
537-5650



TUCKED AWAY AT WALKERS HOOK

Across from the ocean is this pleasant ranch style house on a lovely 0.67 acre property enhanced with sunshine, privacy and many fruit trees. This house has almost been fully renovated, attention to the kitchen and bathroom would complete the picture. Energy efficient: 2x6 construction, thermo panes and wood stove. \$89,500. MLS.

CALL ANNE



LOVELY, LONG & LOW

Spacious one level home in private, sunny setting. Easy care landscaping leaves you plenty of time for barbecues on the deck and soaking in the hot tub. \$105,000 MLS

CALL PAT



100 HILLS

An immaculate modern home in the popular 100 Hills area. 4 bedrooms plus lots of space make this ideal for a family or visiting guests. Community water, cable TV and some harbour view. Extras include drapes, appliances and mirrors. Asking \$159,000 MLS.

CALL BRIAN



SUPER NATURAL OCEANFRONT

2.33 acre waterfront spectacular — featuring an expansive outlook of Sansum Narrows, Stuart Channel, the marine traffic and sunsets. This beautiful property is fully enhanced with a sunny south west exposure and privacy. Situated on a shore that offers hours of walking, beach-combing, clam digging, swimming and boating with an access road provided so you can drive to the beach. \$130,000 MLS.

CALL ANNE



COZY IN WINTER ... COOL IN SUMMER

Stay warm around the LR fireplace or snuggle close to the airtight insert in the family room while days & nights are chilly. In summer you can wander from the heat outdoors into a home which is cool and well shaded from your tall cedars or have a refreshing dip in the indoor swimming pool. This 3 BR home on acreage has a lot to offer. Asking \$149,900 MLS.

CALL JANET



LOWBANK WATERFRONT

Enjoy sea life, marine traffic, swimming, boating, fishing from this rare 0.47 acre with 100' of sandy beach. Beautiful views of Fulford Harbour, marina, stores and ferry terminal nearby. A bargain at \$56,900

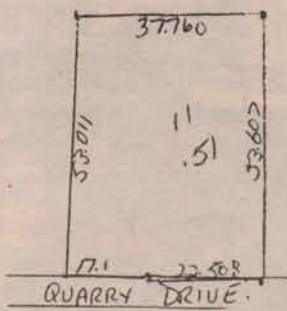
CALL DARLENE



ONE LEVEL RANCHER

Brand new 3 bedroom, 2 bathroom, 1399 sq. ft. home under construction. Located in the sunny Vesuvius area on .55 acres with piped water, paved road and within walking distance to beach. ASKING \$137,000 MLS.

CALL BECKY



SUNNY .51 ACRES

Located in very desirable area of Vesuvius on paved road with power and water to lot line. Partially cleared and leveled, easy to build on. Asking \$33,500. MLS.

CALL BECKY



GRACE POINT WATERFRONT TOWN HOMES

Final phase of this unique development now nearing completion. Three units from 1787 to 1896 sq. ft. to be finished ready for occupancy by 30 June. Luxury apartments and tastefully coordinated decors. Five quality appliances, private marina, southwest harbour views. Finished prices from \$219,900 to \$231,900. MLS.

CALL SYLVIA OR ARTHUR



NEW LISTING

Rancher in area of new homes. \$139,000. Want a home and grounds that almost take care of themselves? You can have it all with new construction, energy efficiency, piped water and close to Vesuvius. An excellent investment in fine living and economics.

PLEASE CALL GARY



NEW LISTING MINI-FARM 3.87 ACRES

\$129,000
Convenient country living with an established family home reflecting stability and charm. Perfect for the larger family or "bed and breakfast." 4 bedrooms, 2 fireplaces, 2 full bathrooms. Private, treed, yet walking distance to Ganges. Horses or sheep welcome.

PLEASE CALL GARY



LAKEFRONT HOBBY FARM INVESTMENT OR DEVELOPMENT

Large, comfortable 5 bedroom, 2-1/2 bath home on sunny 22.7 acres with lovely pastoral view to lake. Fenced pasture, orchard, C4 resort zoning or commercial development. Near village, quiet and private. Now asking \$349,000 MLS.

CALL SYLVIA OR ARTHUR



OCEANFRONT COTTAGE

Cosy 2 Br cottage on 0.33 acre with neraly 100' of sandy beach at Fulford Harbour. This lovely property is near the ferry, marina, shops and enjoys terrific views of Fulford Harbour. \$119,500 MLS.

CALL DARLENE



SPECTACULAR SUBDIVIDABLE WATERFRONT

A magnificent nine acre low-bank waterfront property with approximately 900 feet of shoreline enjoying ever changing seascapes and sunsets. The house is 1945 vintage, a comfortable, spacious, architecturally designed classic. There is subdivision potential. All offers will be carefully considered. \$750,000 MLS.

CALL ANNE OR EILEEN



LOOK MA ... NO STAIRS!

This cosy 3 BR, 2 bath rancher is close to town, shopping, schools etc. It boasts fruit trees, rose bushes, shrubs & lots of privacy on this 0.67 acre property. \$89,500 MLS.

CALL JANET



SCOTT POINT WATERFRONT

This 3 level home has 3 kitchens, 3 bathrooms, 3 bedrooms and 3,000 sq. ft. of deck. Situated on 0.75 acre of land with walk on beach, deep moorage and a 3 minute walk from Long Harbour. \$285,000.

CALL EILEEN



EYE CATCHING

Delightful country home enjoying a secluded setting only 10 minutes from Ganges. 5 acres-made up of easy care landscaping, woods, rocky knolls and open meadow. Three year old professionally built home is jsut a walk to fresh and salt water beaches. \$169,900 MLS.

CALL PAT



SOUTH FACING WATERFRONT

3400 sq. ft. 2 level home on Ganges Harbour with separate self-contained living areas or one large home. Enjoy close-ups of boating traffic and the warmth of a southern exposure. Private white shell beach and in-deck hot tub with an ocean view. See this unique home today. Asking \$315,000 MLS

CALL BRIAN



SENSATIONAL VIEWS

Try your offer on these exceptional view acreages. Located on Sunset Dr., these properties have an environment that is second to none, with private access, piped water, hydro to your property line and cleared building sites. Starting at \$64,700.

CALL EILEEN



FAVOURER AREA

Vesuvius area one level home with SPECTACULAR VIEWS into Sansum Narrows. Located at the end of a quiet cul-de-sac, this home basks in SW exposure. The level lot is perfect for family fun and gardening. View this home today. Just reduced to \$127,500 MLS.

CALL PAT



SEAVIEW HOME WITH ACREAGE

Attractive well maintained older home with well established garden on 8 wooded acres. SW exposure, seaview, pave driveway & only minutes to a good beach & golf course. \$129,000 MLS.

CALL SYLVIA OR ARTHUR

DRIVEWAY NOW IN

5.17 acres in Fulford, only a few minutes from ferry and Ruckle Park. Sunny secluded property, gently treed with arbutus, fir, etc. A great buy for the sun worshipper. \$33,500 MLS

CALL JANET

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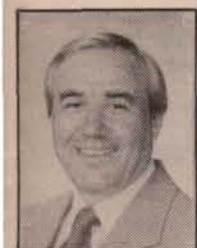
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GARY GREICO
Sales Rep.
537-2086



DARLENE O'DONNELL
Sales Rep.
653-4386



FINN RONNE
Sales Rep.
537-4072



ANNE WATSON
Sales Rep.
537-2284



NEVILLE ATKINSON
Sales Rep.
537-2691



BEV JOSEPHSON
Sales Rep.
537-2632



KATHY CARTWRIGHT
Sales Rep.
537-2797



TOM HOOVER
Principal Agent
537-5918



SUNNY MINI FARMSTEAD
Bright and sunny recently renovated three BR home with family room and garage enjoying an arable level 1.77 acres with a pasture, 4 stall barn, greenhouse and extensive orchard. \$130,000 MLS.

CALL ANNE

RARE VIEW ACREAGE

12.6 acres with panoramic views over Ganges Harbour, the Sister Island and Galiano, with Mt. Baker and the coastal mountains in the background. Driveway in to building site. Nicely treed sloping acreage. List price: \$77,000-MLS. Reduced \$69,000.

CALL FINN

ACREAGE IN FULFORD VALLEY

Very nice 30 acre parcel in the lovely Fulford Valley. This property is one of a kind with large pasture area and a picturesque old barn. The remainder is gently sloping and well treed. \$180,000 MLS

CALL DARLENE



LONG RANGE VIEWS

Wonderful ocean and island views all the way to the mainland. This modern 3 bedroom, 2 bath home is conveniently designed with everything, including laundry, on one level with an undeveloped room below for ideal workshop, hobby room. Close to town and reduced to \$129,000 MLS

CALL BRIAN



SUNSETS BEYOND YOUR IMAGINATION

4.2 acres of privacy with 100' of walk on beach, in ground oval pool, 2500 sq. ft. renovated home, circular driveway and plenty of outbuildings to store your belongings. Asking \$425,000 MLS

CALL EILEEN

VIEW BUILDING LOT

Serviced sea view lot close to Ganges on quiet cul-de-sac. Great possibilities. Asking \$35,000 MLS.

CALL JANET



PRIME WATERFRONT

2.2 acres of prime waterfront with easy access to a sand & shell beach, private English Country Garden and complimented with an architecturally designed home. \$329,000 MLS.

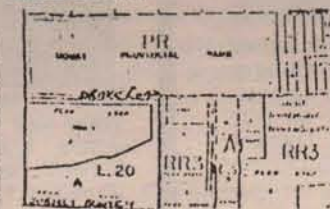
CALL EILEEN OR TOM



PARK SETTING

Peaceful parklike setting with seasonal creek. This 2 bedroom home is located close to town in quiet and peaceful setting. Very quaint and unique. Asking \$83,000 MLS.

CALL BECKY



VIEW ACREAGE

Great capacities for this 10.53 acres almost right in Ganges Village. There is a seaview, possibility of being on the water system. Good investment potential. Listed at \$90,000 MLS.

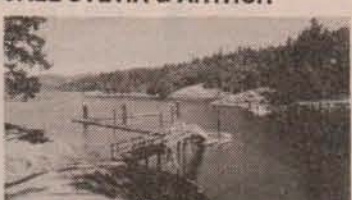
CALL JANET



VESUVIUS WATERFRONT

South-facing ONE ACRE with spectacular views down Sansum Narrows. Roughed-in driveway, part of old orchard. Water, hydro, cable at lot line. \$150,000 MLS

CALL SYLVIA & ARTHUR



ATTENTION BOATERS

Waterfront 1/2 acre lots in a dramatic setting at Musgrave Landing. This is a special opportunity to invest in a unique development. Ownership includes safe moorage at the private marina. Prices start at \$69,800 MLS

CALL BRIAN



ACREAGE WITH LAKE VIEWS AND OCEAN VIEWS

Take your pick of these very beautiful acreages. Roads have been roughed-in to building sites and remainder of land has been left in the natural state with the most fantastic trees you have ever seen.

LOT 1: This lot has superb views over the Gulf Islands and Mt. Baker. LOTS 4, 5 & 6: Panoramic views of Mt. Baker, Gulf Islands and is also looking upon the picturesque setting of Cusheon Lake.

LOT 7: This 68 acres has various building sites that have views into Ford Lake Valley and spectacular views of Mt. Baker, San Juans and the Gulf Islands.

Located in a quiet, sunny area near Cusheon Lake these properties have varied fantastic views and are a must to see. To view

CALL DARLENE OR FINN



BOOST YOUR INCOME

Well established oceanfront restaurant with owner's residence in one of Salt Spring's most popular areas. A unique opportunity to enjoy life in the islands. \$375,000 MLS

CALL PAT



FULFORD VALLEY

For the hobby farm enthusiast, this 10 acre property offers everything in one nice neat package. The 2500 sq. ft., 4 BR home, new barn, and numerous outbuildings represent good value. \$259,500 MLS.

CALL EILEEN



PASTORAL VIEW

Delightful farm view from this easy to build on half acre lot in preferred residential area near Vesuvius. Fully serviced. \$55,000 MLS

CALL SYLVIA OR ARTHUR



ARTIST'S HAVEN - FULFORD

Designed with an artist in mind, this cosy 2 or 3 BR home is situated on 5 acres with a year round creek and sunny exposure. Asking \$129,500 MLS.

CALL EILEEN



EASY TO LOVE

Mt. Baker, Outer Islands, Active Pass. The view from this lot will take your breath away. Maxwell Lake water available. Quiet, dead-end road location. \$49,000 MLS

CALL PAT



VIEWS, ACREAGE, SUN

10 acres located within minutes of Vesuvius or Ganges, view building site, easy access, water & hydro at road. List price \$125,000 MLS

CALL SYLVIA OR ARTHUR



RARE OPPORTUNITY

This 39.86 acre parcel in the Fulford Valley offers a unique environment of rural living for the hobby or gentleman farmer. \$180,000

CALL EILEEN



UNIQUE PRIVACY

2.2 acres of prime waterfront with easy access to a sand & shell beach, private English Country garden and complimented with an architecturally designed home. \$329,000 MLS

CALL EILEEN

FULFORD ACREAGE

Located at the end of a quiet cul-de-sac, this 6.72 acre property offers a unique environment of seclusion yet is 5 minutes from school and ferry. \$59,900 MLS

CALL EILEEN

GALIANO ISLAND

SPOTLIGHT COVE

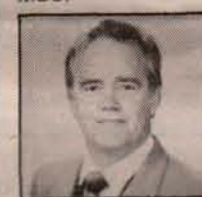
Moor your run-about at your own wharf in this protected cove. Enjoy the sun setting over Trincomali Channel while sitting on the deck of this beautifully maintained 2 bedroom home. Priced at \$235,000 MLS.

WATERFRONT

180' of spectacular views and unequalled sunsets. This 2 bedroom home needs a bit of finishing but has a lot of potential. There is 1.43 acres on this high bank waterfront property. Offered at \$149,000 MLS.

CLOSE TO GOLF COURSE

0.98 acre. With selective clearing this will be a bright and sunny home site. Nicely sloped to get full advantage of the property. \$27,900 MLS.



WARREN GARNER

Galiano
Sales Rep.
539-2002

MAYNE ISLAND

PRETTY SPOT TO BUILD

Now this is nice. 1/3 of an acre, services at the property line, a view over Village Bay, this new listing will not last long at \$23,900. To view this and other fine properties, call



VIRGINIA MARR FLYNN MARR
Mayne Sales Reps.
539-5527

PENDER ISLAND

THE BEST-KEPT SECRET!

Secret Island . . . 4 oceanfront properties. 3 at \$25,000 and 1 with A-frame cottage & a private dock for \$60,000. See these with John & Sue 629-6417 or 655-3411.

VIEW LOT — \$27,500

Sunny, south-facing ocean view lot . . . it's cleared, with road in, and ready for your dream home. View this today with John & Sue, 629-6417 or 655-3411

LUXURY LIVING - \$189,000

A paved circular drive leads to this 4 bdrm full bsmt home. Separate garage/workshop, good well & summer moorage. Call John & Sue 629-6417 or 655-3411



SUE FOOTE JOHN FOOTE
Pender Sales Reps.
629-6417

Direct from Victoria 655-3411
toll-free

Compared to pace set in 1988

Salt Spring building activity slowing down

A Capital Regional District (CRD) quarterly development review indicates building activity on Salt Spring has slowed compared to last year.

In 1988, building permits representing work worth \$3.6 million dollars had been issued on Salt Spring between January 1 and March 31. In the same period this year, that figure has dropped 41 per cent to \$2.1 million.

In the first quarter of this year, building permits for work worth \$55,500 were issued for commercial complexes; \$12,960 for institutional projects; and \$2 million for residential buildings.

In 1988, permits were issued representing the follow-

ing amounts: \$754,000 for commercial projects; \$379,880 for institutional buildings; and \$2.5 million for residential.

Dwelling unit permits can be broken down further. In January to March, 1989, a total of 22 permits were issued for single family dwellings (compared to 12 the year before).

There were two permits issued for duplexes (zero in the same period last year); and two for mobile homes (the same as in the first quarter of 1988). The major difference between the two years stems from the issuing of permits for 21 townhouse units in the first quarter last year.

The development review also lists current projects to May 9. Under "proposed and in the process" is the Har-

bour seawalk, at a cost of \$402,000. Listed under "new" is a 40-townhouse unit project — Roscommon — on Lower Ganges Road; five townhouse units (phase one of 40 units) — Kingfisher Cove — at an estimated cost of \$333,368; and an addition to Fernwood Elementary School, \$711,000. Each of these is currently under construction.

Listed in the section "under construction and/or recently completed" is 12 townhouses (six units in phase one) on Park Drive, four complete and two under construction; and 21 townhouses — Grace Point Holdings — 10 permits covering work worth \$1,484,257 — four under construction, 17 complete.

Building pace continues to increase on Outer Islands

A Capital Regional District (CRD) quarterly development review indicates building activity on the Outer Gulf Islands continues to grow.

Between January 1 and March 31, the CRD issued building permits representing close to \$1.5 million. This compares to the same period last year, when building projects worth a total of \$769,074 were covered by permits issued on the Outer Gulf Islands.

This represents an 88 per cent increase over one year, whereas building activity on Salt Spring Island has dropped by approximately 41 per cent to \$2.1 million in the first quarter.

In the first quarter of 1989, the CRD issued commercial building permits for projects worth \$7,000, compared to \$91,000 in the same period last year. Permits representing \$74,000 have been issued for institutional buildings (compared to zero between January and March of 1988), and \$1.4 million in residential permits (up from \$769,074 last year).

The CRD has issued permits for 17 single family dwellings in the Outer Gulf Islands, compared to 11 in the first quarter of 1988.

The development review also includes projects currently (to May 10) underway on the Outer Gulf Islands. Under the section "proposed and in process" is an 18-hole golf course and other recreation facilities, plus 175 homes on James Island, in the process of seeking a rezoning application.

Listed under "new" is the Woodstone Country Inn on Galiano Island; the restoration of the old Port Washington Store on North Pender Island; and the ambulance station, also on the Penders.

"Under construction and/or recently completed" is a commercial addition on Mayne Island, the Mayne Street Mall.

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Stylish 2 bdrm new home on sunny quiet lot in Vesuvius. Finishing touches are being done now. \$92,500. **SOLD**

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PANORAMIC VIEW ACREAGE



This 68 acres has spectacular views over the Gulf Islands, San Juans and Mt. Baker. Also looking back onto Ford Lake. Excellent mixture of mossy covered knolls full of arbutus trees and flat arable land. great for a retirement estate. \$169,000 MLS. CALL FINN

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your garden

by *chris schmah*



Without any forewarning, this past week has seen the arrival of summery temperatures and clear sunny skies, a welcome sight for everyone excepting those who have to nurse young plants and recently planted veggie gardens.

Such a sudden change in the weather challenges newly-planted trees, shrubs, ground covers, perennials and annuals, as the abrupt demand for more water up-take taxes their developing root systems. If you're on a well, cistern or metered water, trying to conserve while still meeting the demands of your plants can be a delicate bit of observation and judgement.

For plants to continue to grow at their optimal rate, without going into drought stress or check, ample water has to be present at all times. This all means that many of us have been scooting about the yard with hoses, trying to keep all of those plants growing and not dying. With all of this need for watering, it's tough to get down to the long list of things to do in June, but just for the record, here comes the rundown on timely garden activities for this month.

Probably the most active place at this time is the vegetable garden, as growth really responds to the better weather. Virtually everything may be planted out now, including transplants of cucumbers, squash, zucchini, pumpkins, eggplant, tomatoes, melons, peppers, leeks and celery. The last two should be set into trenches or bed areas which will permit some hilling up of soil later in the season to help blanch the stems.

All of the transplants like the sun and a rich soil, high in humus content, with a steady supply of moisture. Cauliflowers should be starting to form curds soon, and if your varieties aren't self-blanching then tie a few leaves over the head, or crack some of the uppermost leaves' stems to let them form a shade cover.

Many herbs ready for harvesting

There is still plenty of time for seeding out some more turnips, radishes, Swiss chard, a last sowing of peas, corn, carrots, beans, lettuce in a cool, partially shaded situation, and some more New Zealand spinach. This is also good timing for planting out a main crop of potatoes, and as you're hilling up around your earlier plantings you might try sampling a few first potatoes from the sides of the hills.

Set stakes or wires for supporting your runner beans and pole beans, and put netting up for your peas to grow onto. Closer to the end of the month, loosen the soil from around the crowns of your onions and shallots, to permit them to size up fully. Thin out overcrowded seedlings of earlier sowings of carrots, beans, corn, peas, beets, radishes, turnips, lettuce, and others that would benefit from the extra growing space.

Many of the herbs in the garden are ready for harvesting and preserving for future use. Additional plantings of parsley, basil and dill may still be done, as well as any others which were started in pots or purchased from a nursery or garden centre.

In the greenhouse, the increasing heat necessitates better ventilation, more frequent watering and vigilant insect and disease control. Your tomatoes should have the side shoots pinched out, and be given regular watering to avoid any drought stresses, biweekly feeding, and don't forget to tap the plant stems gently around noon to help pollination and the setting of fruit.

The indoor grapes should be headed back by pinching out the growing tips two nodes past the second grape cluster, so that all energies will be directed toward the filling of the grapes.

Grass and weed control a priority

Asparagus picking should finish this week to allow the remainder of the growing season for the plant to develop and store food reserves for the production of next year's crop of delectable spears. Keep the weeds down and provide enough moisture for good growth. Just about the same details apply for your rhubarb plants.

Your outdoor grapes should be tied off and headed back to develop the scaffold for proper growth, but save the main pinching back for July. Red and white currants should have all of their side shoots cut back to stimulate the development of flower buds.

In the orchard, grass and weed control are a priority as they all rob moisture and nutrients from the trees. As you clean up around the bases of the trees, remove any sprouts which arise from the graft, or just below, as these suckers rob energy from the upper part of the tree. Use a downward pulling motion to extract the sprouting initials which lie just below the main stem's bark, as this controls regrowth far better than simply using pruners to trim off the shoots.

In a week or two the fruit trees will be doing their "June drop" — the process by which the sterile or excess fruit are cast off. After this is complete you may commence with your own thinning to space the fruit five or so inches apart. Pinch the stems of the unwanted fruit between thumb and forefinger so that you remove the fruit, but leave the fruiting spur undamaged. This thinning or spacing of extra heavy fruit sets will increase the size of the remaining fruit, and reduce blemishing or bruising due to overcrowding.

Fruit thinning also helps to balance out irregularities in year to year yield, which often occur in periodic or biennial producers.

Well before the list of chores is done, space and time dictate the end, so until next week, Happy Gardening.

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REAL ESTATE NEWS



MARY KOROSCIL

is not a realtor, she is looking sheepish though, since she and Bruce Comba have purchased Matts Meats. "The" place to buy lamb on Salt Spring.

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NEW LOT LISTING

This sunny 1.52 acre parcel slopes gently to the southwest, at the end of a quiet cul-de-sac close to Ganges. This lot has enough trees for privacy and plenty of open ground for a good garden. \$29,500 MLS.

GANGES VILLAGE - \$115,000



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SUNSET DRIVE BUILDING LOT
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