



John and Thelma Jarvis
Sales Representatives

MAKING THE JOURNEY AS REWARDING AS THE DESTINATION

Muskoka Heritage Foundation Cottage Tour

This year the popular cottage tour will be back on Lake Muskoka. Boarding the Segwun at Touchstone, you will cruise to two notable properties where you will be shown through the buildings, and delighted with stories about the cottages. There will be a seasonal lunch provided by Touchstone's award winning chef. Call 705-645-7393 for tickets.

Real Estate Market Lagging

What was predicted to be a strong year for cottages sales has been lagging behind expectations. As of June 22, 2011 there have been significantly more price reductions to date, compared to last year, and 14 fewer sales. The weather has certainly been a major part of this change. You can keep a close eye on the situation by getting our monthly statistics report. If you do not currently receive it, call 705-645-2110 or email Thelma@royallepage.ca

STORM DAMAGE

The storm hit Lake Muskoka quite hard and played havoc with a few of the buildings.

Some of the older cottages had the single pane glass in the windows broken, then rain and hail pelted the interiors of the buildings. Many western walls of cottages and boathouses had the stain removed by the force and size of the hail, leaving them speckled. Trees were scattered willy-nilly with some cottages losing more than 40 trees. Here are two beautiful boathouses that were hit but did not succumb to the fury of the sudden storm.

See how neatly the roof was torn from the boathouse on Chaynemac; but at least it is still standing.



An Outdoor Room with a View



Upper decks of Muskoka boat houses have the potential to be used as fabulous outdoor rooms, but often because the space is so large, they feel somewhat uninviting. Creating an inviting space on your boathouse deck not only offers recreational benefits, but if there is an elevated view from the cottage, it adds an aesthetic value as well. Too often this space is not managed or utilized as well as the rest of the garden. We got help from Shawn Gallagher, the landscape architect who designed the garden that landed us on the cover of Canadian Gardening last fall. Perhaps seeing his plan may inspire you to decorate the top of your boathouse, creating a well loved outdoor room.

Shawn has a lot of very happy Muskoka clients. He has also done plans for a Florida lanai for one of his delighted Muskoka clients. They feel that his design has made a great difference in the enjoyment they will have in this screened room where their swimming pool is. You can contact him at sglandarchdesign@hotmail.com

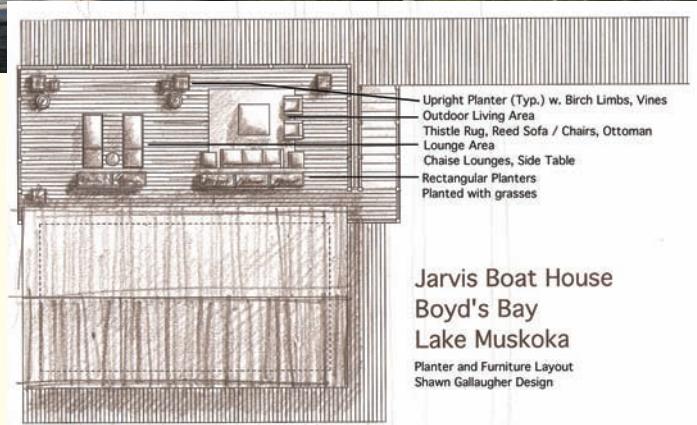
Some ideas to incorporate when designing a boathouse deck are:

1) Use planters to divide the space and define various outdoor uses.

In the proposed concept for the Jarvis Boathouse, a row of rectangular planters form a hallway and some upright planters define the outer perimeter of the outdoor lounge and living areas.

2) Design a furniture layout that is flexible.

The Jarvis furniture layout is designed to be laid out several ways to accommodate varying uses and numbers of guests. For instance, to hold a lakeside party, the chaise lounges could be stored and serving tables set up.



3) Think of your boathouse deck as an outdoor terrace.

We have all seen or viewed images of creative landscapes created on roof top terraces and many of these same design features can be incorporated on boat house decks.

4) Leave the deck open

As in this example, there is open space to flow around the deck. It is best to allow space close to the exterior railing for people to stand around the perimeter of the deck to take in the lake views.

5) Bring color into the design

Planters offer the opportunity to bring in some color into the landscape. In the proposed Jarvis concept, birch limbs are placed in the planters to create a growing medium for colourful Clematis vines. Perennial grasses are also planted in the rectangular planters so people can enjoy the movement in the landscape as the plants sway with the wind. The insulated planters will protect the perennial plants over the winter and limit the maintenance of planting, so more time can be invested in enjoying the deck.

A referral from another satisfied client of ours...



I have no reservations about highly recommending Thelma Jarvis' real estate services. She always went the extra mile professionally and graciously. Her involvement in the sale of our property was extremely positive and made the entire process pleasant and ultimately successful.

Cheryl Hughes

Helpful Cottage Tips...

Don't be Penny Wise and Pound Foolish When it comes to Your Dock



With the price of electricity, some people are leaving their bubblers off until January, planning to save a bit of money on high electrical costs. One cottager just had a bad experience doing that. The facer boards were pulled off, as a result of the lake freezing to these boards in Nov/ Dec, and then when the water was lowered during the winter, the weight of the ice pulled many of the facer boards off the dock, along with some of the nailing boards. This was an \$8000.00 problem.

Consider putting your bubblers on in November and leaving them on until April. The hydro you save may not be worth thousands of dollars of dock repairs. (You may want to consider a thermostat between your bubbler and the power outlet as a way to save money.)

Are You Sure You Have Your Cottage Occupancy Permit?

Once again, one of our clients was surprised to discover that they did not have their occupancy permit, for the cottage or the boathouse and it has taken significant time and money to get them, holding up a sale, and requiring a holdback of money. Many people think they have their final permit, but may find out that due to a minor job or two not being completed, it was never issued. Unfortunately, when the inspector comes back, he/she often finds more things that need to be changed!! It is not fun to find this out in the middle of a real estate deal. Consider checking and see if you have your occupancy permit in your files, or take the steps to get it now if you do not have one. If you have it, perhaps even scan it to your documents, so it can be easily accessed when you need it.

Spraying for Spiders

Some friends gave us a tip that spraying for spiders will significantly reduce the time spent working at keeping our boathouse and boats clean. Environmental Pest Control 1-800-263-5055



Quick Fix for Windblown Boating Hair

We spend a great deal of time in the boat, having the style blown out of our hair while showing property. I am pleased to have found a product that helps me to repair the damage and mold my hair back into shape, quickly, with my hands. Sebastian Craft Clay, matte texturizer, is a product that my hairdresser suggested, and I love it. A small bit rubbed on my hands and then rubbed thoroughly through my hair, before styling, gives body and manageability, such that your hair can be pushed back into shape quickly. It also separates the hair strands, giving a more modern look to your cut. Your hairdresser may be able to suggest a brand of hair clay for you to use if you cannot locate the Sebastian brand. Some friends have taken a bit of time to get used to the feeling of this product on their hair, while others loved it instantly.

Illuminating Idea

Summer dinner parties are so special. There is nothing like dinner on the deck overlooking the lake. Create ambience with just the right amount of light. My friends used a great idea at a dinner party. They set a large glass vase on a flat battery powered noma light which shines up through the vase and flowers, creating a delightful effect. It was quite a hit at the party.



Cottage Whimsy

Painting mismatched furniture, or other artifacts, in the shade of white that best suits your cottage, unites the pieces and also makes them more casual, by downplaying the details or embellishments. This is especially true with busy designs like French Provincial and other highly carved pieces. Slipcovering mismatched pieces in inexpensive white denim or duck also serves the same purpose. The cottage is the perfect place to continue to make use of furniture that you no longer use in your city home. By using such techniques, you end up with a wonderful look for very little money. House and Home magazine suggests this strategy and local decorators, like Linda Liebel, are willing to provide all the information their clients need to transform some furniture they already own, into beautiful repurposed cottage treasures.

Winter Warnings Apply to Summer Fun

The current research about the dangers of concussions in hockey should be applied to water sports like water skiing and wake boarding. The new research shows that it can actually take very little to produce a concussion. One young man received a concussion after merely being bumped on the head with a basketball bouncing off a backboard. Luckily, a young friend asked him to identify how many fingers he was holding up, or no one would have really noticed that he was injured.



A fall in water can cause the head to experience a hard hit. Be sure to check anyone who falls behind a boat, carefully, to ensure a concussion is not going unnoticed. It can be difficult to identify and may show different symptoms in males and females. Noise sensitivity, drowsiness, headache, and confusion can all be signs of concussion. It is important that the head be allowed to heal fully, with no physical or cognitive exertion, during the rest period required in the healing process.

Oil Tank Blues

We are now purchasing our third oil tank in 6 years, despite the fact that each tank that we got rid of has been in perfect condition! We are victims of insurance company's fear of oil spills

When we originally built, we put in a high quality oil tank, suggested by our heating contractor. We did not know that our insurance company would mandate a double wall tank on a specially constructed pad. However, when asked to, we made the change, got rid of a tank that was just a year old, bought the best double wall 500 gallon tank we could find, and had the special pad constructed. Four years later we learned that the company that made our tank, DTE Industries, has had some trouble with another variety of their product, and insurance companies will no longer insure any tanks made by this company at all. They also do not want to insure 500 gallon tanks anymore.

So we have ordered a new double wall 200 gallon tank to be installed. Hopefully our experience may stop you from making the wrong choice, if you need to purchase an oil tank.

Buried Oil Tank Removal

If you have a buried oil or gas tank, it must be removed by a certified specialist. We have had good experiences recommending the Environmental Company Church and Trought, Lou Locateeli 416-391-2527, to our clients. They use a local contractor specialist from Muskoka Petrotech named Stephen Leslie 705-801-5440. It is best to have this done now rather than waiting for a time that you are passing your cottage on to a child or selling it. It may not be able to be insured, or mortgaged, with a buried oil or gas tank.

We are ready to work for you. Call us for all your real estate needs.

Thelma and John Jarvis

Sales Representatives

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